

FOR SUBLEASE

UNIT 102 - 19052 26TH AVENUE

Surrey, BC

**6,754 / SF WITH 2 DOCK DOORS
AND FINISHED OFFICES**

BLACK THORN
PROPERTIES INC.



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 **CUSHMAN &
WAKEFIELD**

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LOCATION

The subject property is located on 26th Avenue between 190th Street and 192nd Street in the Campbell Heights Business Park in South Surrey. Campbell Heights is well known as one of the most successful and well planned out business parks in the Lower Mainland. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue), and Highway 1. In addition, the US border crossing is only minutes away. Multiple truck routes in Campbell Heights allows for easy access and egress.

Design guidelines registered on title of all properties ensure all buildings in Campbell Heights will meet high standards for quality and visual appearance. Stringent landscape requirements ensure Campbell Heights will have great street appeal and presence. It is truly one of the finest business parks in the Lower Mainland.

FEATURES

- Quality tilt-up construction designed and built by Opus Construction
- Attractive, functional design with an abundance of windows and natural light
- 26' clear ceiling heights
- 2 Dock loading doors
- Ample truck loading areas
- Fully sprinklered
- Fully landscaped
- Forced air natural gas heating
- Multiple points of access and egress

AVAILABLE SPACE

Main Floor Office	± 1,500 SF
Warehouse	± 5,254 SF
Total	6,754 SF

ZONING

IB-1 (Business Park 1)

Allows for a wide variety of light industrial and office uses, such as wholesale, storage, manufacturing, processing, assembly, fabricating, testing, servicing, and repairing of goods or materials.

LEASE RATE

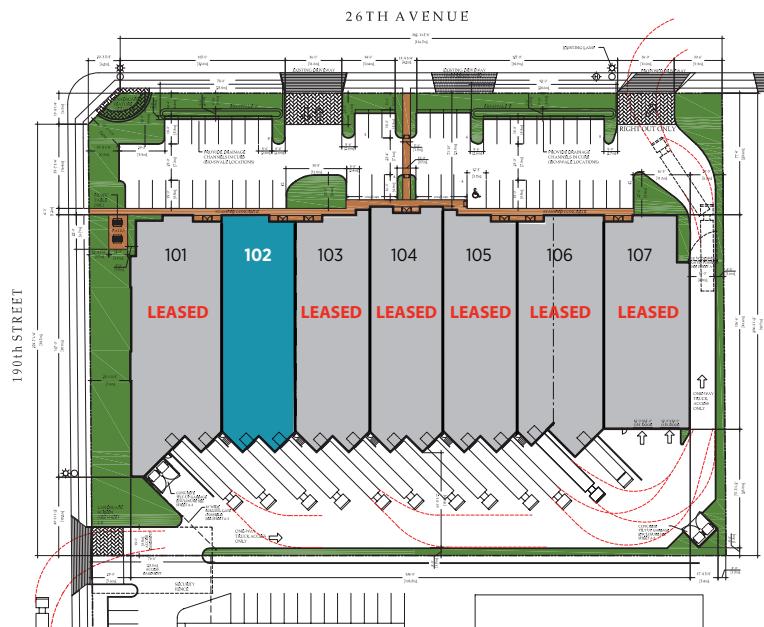
\$18.95 PSF

TAXES & OPERATING COSTS

\$6.06 psf (estimated 2026, plus management fee)

AVAILABLE

Immediate



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