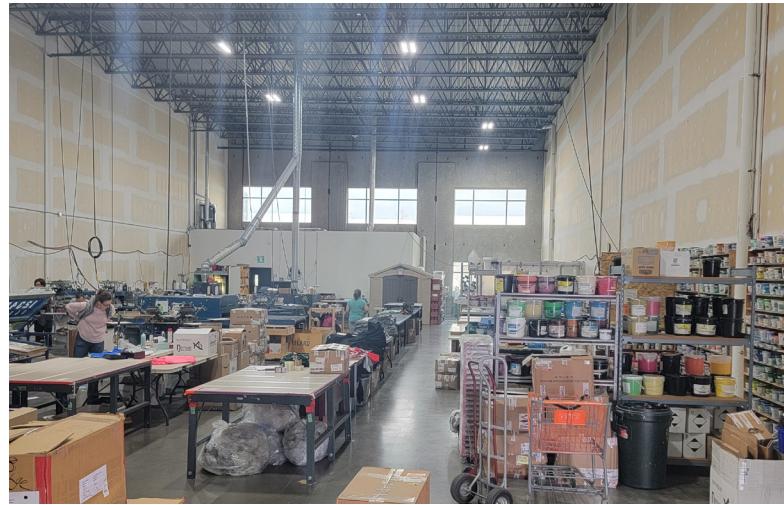




**FOR SUBLEASE
UNIT 180
19288 22ND AVENUE
SURREY, BC**



For more information, please contact:

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LOCATION

The subject property is located on 22nd Avenue just east of 192nd Street. Campbell Heights is well known as one of the most successful and well planned out business parks in the Lower Mainland. Its central location provides easy access to major highways. Stringent landscape requirements ensure Campbell Heights will have a great street appeal and presence.

FEATURES

- Two (2) dock doors & one (1) grade door with concrete apron
- 26' clear ceiling height
- Attractive functional design with an abundance of windows and natural light
- One (1) handicap accessible washroom
- 100 Amp / 600V, 3-phase power
- Fully landscaped
- ESFR sprinklers
- Forced air natural gas heating
- Energy efficient fluorescent lighting

UNIT SIZE

Main Floor Office	532 SF
Warehouse	6,022 SF
Total Area	6,554 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 and materials.

ADDITIONAL RENT

\$8.78 PSF (est. 2026)

LEASE RATE

\$19.95 PSF, Net

OCCUPANCY

Immediately until July 30, 2027



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