



**CUSHMAN &  
WAKEFIELD**

**FOR SUBLEASE  
UNIT 180  
19288 22<sup>ND</sup> AVENUE  
SURREY, BC**



For more information, please contact:

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**LOCATION**

The subject property is located on 22<sup>nd</sup> Avenue just east of 192<sup>nd</sup> 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	<b>532 SF</b>
Warehouse	<b>6,022 SF</b>
Total Area	<b>6,554 SF</b>

**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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