



INDUSTRIAL SPACE WITH DOCK &
GRADE LOADING

FOR LEASE

UNITS 101 - 103

19286 21ST AVE.

SURREY, CA

17,452 SF

FOR MORE INFORMATION, PLEASE CONTACT:

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LOCATION

Ideally located in the Campbell Heights Business Park in South Surrey. Close to highway access routes (Hwy. 15 – Pacific Border Crossing, Hwy. 1 and Hwy. 99) and South Surrey and Langley retail and commercial areas. There are also nearby restaurants, greenspace and access to recreation including Campbell Valley Park, Morgan Creek, Hazelmere.

FEATURES

- Concrete tilt-up by Teck Construction
- Three (3) oversized 16'x16" grade level loading doors
- Three (3) dock loading doors
- 26' ceilings in warehouse
- LED lighting
- Ample parking
- Handicap-accessible washroom
- Lunchroom with sink and counter
- 5-ton overhead crane and swing cranes
- Paint booth (20' W X 50' L X 18' H) comes with full ventilation system including "bake" feature
- Exterior sandblast bay (20' W X 40' D X 18' H) 250 lb sandblast pot 150 cfm air compressor
- 600 Amp, 600 Volts, 3-phase electrical service



AVAILABLE AREA

Warehouse	15,658 SF
Office	893 SF
Mezzanine Storage	901 SF
TOTAL AVAILABLE AREA	17,452 SF



LEASE RATE

\$18.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2026)

Approximately \$5.65 per square foot, per annum, plus GST



ZONING

IB2 - BUSINESS PARK 2 ZONE



AVAILABILITY

IMMEDIATE

