



**UNIT 1 | FOR LEASE**

**2153 192ND STREET**  
**SURREY, BC**

**10,441 SF UNIT WITH DOCK & GRADE LOADING  
EXPOSURE TO 192<sup>ND</sup> STREET**

# PROPERTY HIGHLIGHTS

## LOCATION

The subject property is located on the northwest corner of 192nd street and 21st Avenue in the Campbell Heights Business Park in South Surrey. Campbell Heights' central location provides easy access to Hwy 99, Hwy 91, Hwy 15 (176th St.), Hwy 10 (56th Ave.), and Hwy 1. In addition, the US border crossing is only few short minutes away. Multiple truck routes in Campbell Heights allow for easy access and egress. Design guidelines and stringent landscape requirements ensure Campbell Heights' high quality and visual appearance standards are well-maintained.

## BUILDING FEATURES

- Quality concrete tilt up construction
- Exposure to 192nd street
- Ample parking
- Dock & grade loading
- 26' clear ceiling heights
- 3-phase, 600V, 200amp electrical service

## OFFICE FEATURES

- LED Lighting
- Kitchen and lunch area
- On site shower facilities
- Main floor: 4 private offices, reception area
- 2nd floor: 4 private offices, boardroom, breakout meeting rooms, open office plan

## ZONING

IB2 zoning - allows for a wide variety of light industrial uses such as wholesale, storage, manufacturing, processing, assembly, fabricating, testing, servicing & repairing of goods & materials



# PROPERTY HIGHLIGHTS

## AVAILABLE AREA

Main floor office	1,941 SF
Warehouse	6,559 SF
Total	8,500 SF
Mezzanine Office	1,941 SF
<b>TOTAL</b>	<b>10,441 SF</b>

## BASIC LEASE RATE

\$20.95 PSF, net, per annum, plus GST

## ADDITIONAL RENT (2026)

Estimated at \$6.77 PSF, net, per annum, plus GST

## AVAILABILITY

September 1, 2026





**FOR MORE INFORMATION, CONTACT:**

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