

UNIT 105

UNIT 104

9,314 SF TO 21,600 SF AVAILABLE

19050 25TH AVENUE
SURREY, BC

**PACIFIC CROSSING MULTI-TENANT
WAREHOUSE WITH DOCK & GRADE LOADING**

PROPERTY HIGHLIGHTS

LOCATION

The subject property is located on the corner of 190th Street and 25th Avenue. 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.

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.

PROPERTY FEATURES

MAIN FLOOR OFFICE (UNIT 105)

- Carpet
- HVAC system
- Dropped t-bar ceiling
- Fluorescent lighting
- Open plan & two private offices
- Handicap-accessible washroom
- Lunchroom with kitchenette, sink & counter

WAREHOUSE

- Forced air natural gas heating
- LED lighting
- 200 Amp, 347/600 volts, 3-phase electrical service per bay
- Four (4) dock doors & one (1) 16'x14' grade door
- Approximately 26'2" ceilings
- Washrooms
- Ceiling fans
- Wall separation between Units 104 & 105

LEASE RATE

\$20.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2026)

Approximately \$6.71 per square foot, per annum, plus GST



UNIT 104 & 105 SITEPLAN

AVAILABLE AREAS

UNIT 104

Main floor office	Built to suit
Warehouse	12,286 SF
TOTAL AVAILABLE AREA	12,286 SF

- 2 dock loading doors

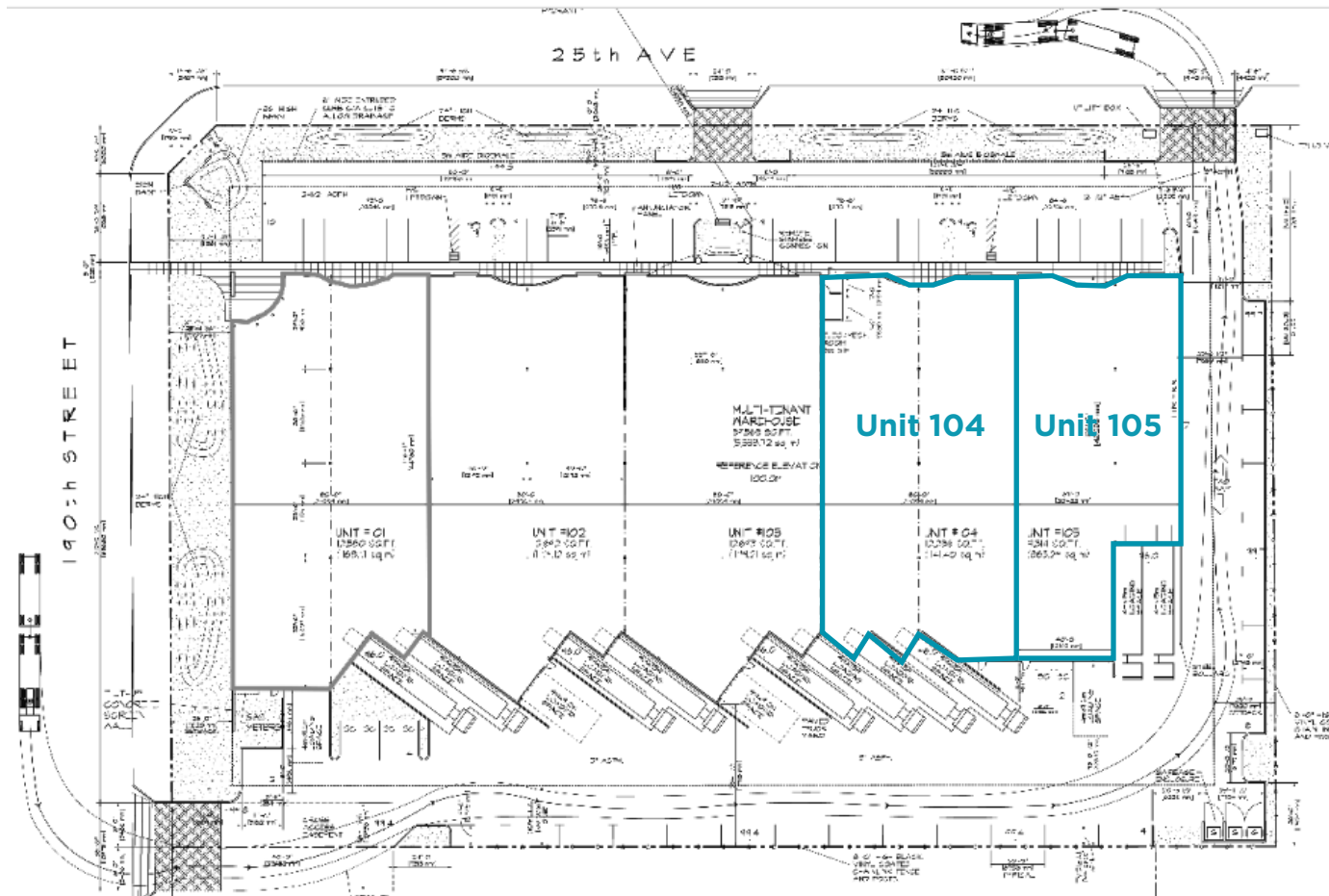
UNIT 105

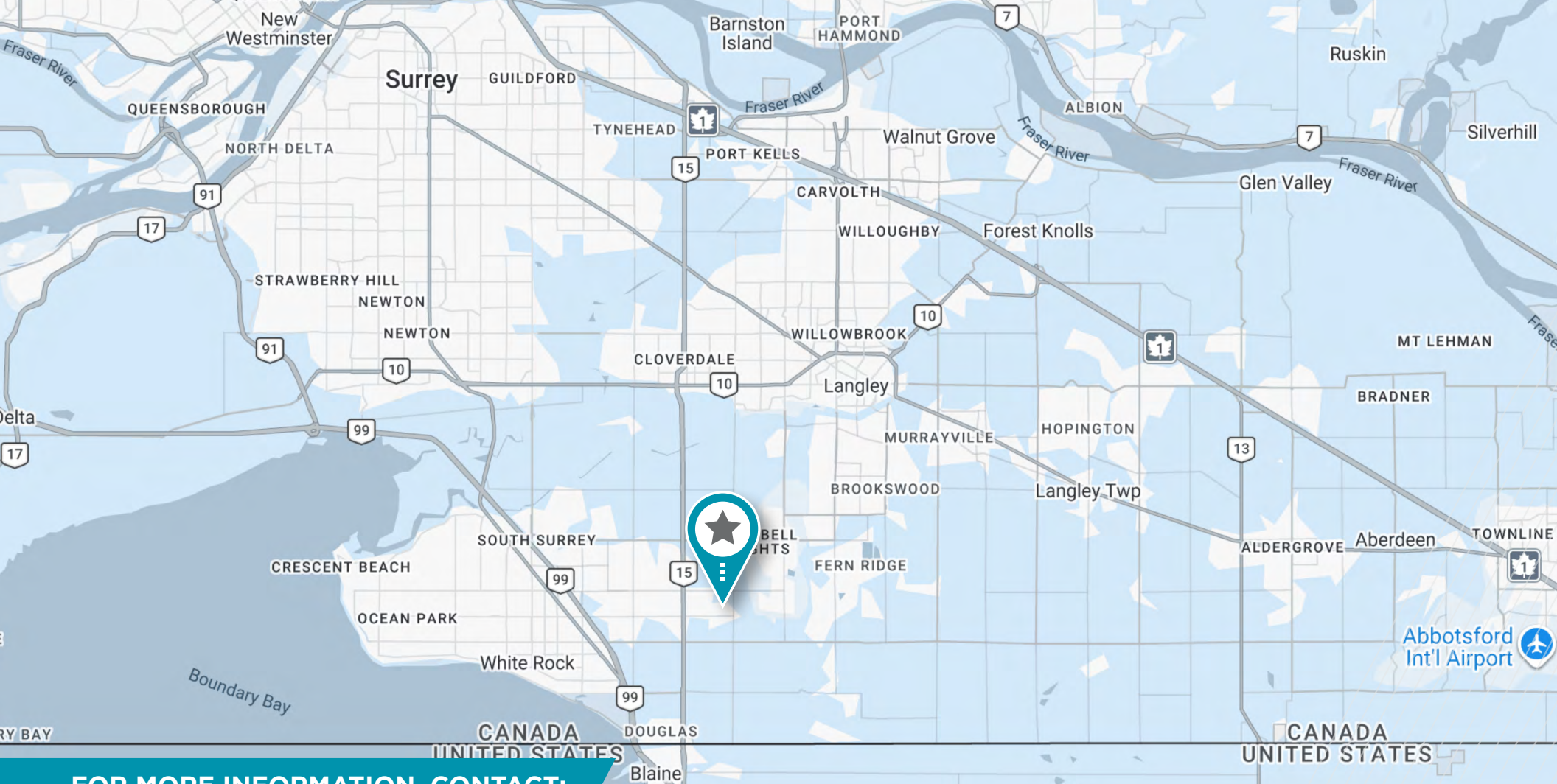
Main floor office	1,346 SF
Warehouse	7,968 SF
TOTAL AVAILABLE AREA	9,314 SF

- 2 dock & 1 grade door

AVAILABILITY

January 1, 2027





FOR MORE INFORMATION, CONTACT:

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