

FOR LEASE

UNIT 101A

19099 25TH AVENUE

SURREY, BC

4,832 SF
WAREHOUSE WITH
DOCK AND
GRADE LOADING



CONTACT US:

RICK DHANDA

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5816
rick.dhanda@ca.cushwake.com

KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@ca.cushwake.com

JOT MATTU

Senior Associate, Industrial
+1 604 639 9352
jot.mattu@ca.cushwake.com

ANDREW GREEN

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@ca.cushwake.com



**CUSHMAN &
WAKEFIELD**



19099 25TH AVENUE



PROPERTY LOCATION

The subject property is located on the north side at the end of the 25th Avenue cul-de-sac within the Campbell Heights Business Park of 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.



PROPERTY FEATURES

- Ample parking
- 3 phase electrical power (tenant to verify)
- One (1) washroom
- Small office area
- Radiant tube warehouse heating
- Metal halide lighting
- Approximately 24' ceilings in warehouse
- Two (2) dock loading doors
- One (1) grade loading door



19099 25TH AVENUE

PROPERTY DETAILS

Unit 101A:

4,832 SF of industrial space

Optional 2nd Floor Office Space:

Unit 202: 3,332 SF

BASIC LEASE RATE

Unit 101A:

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

Unit 202:

Please contact listing agents

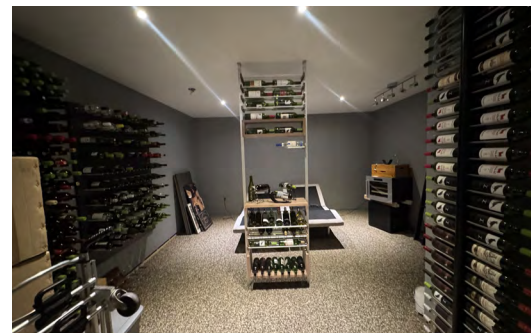
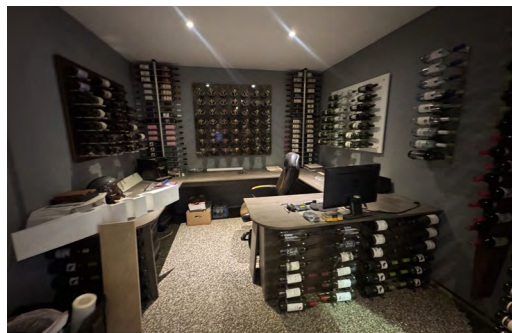
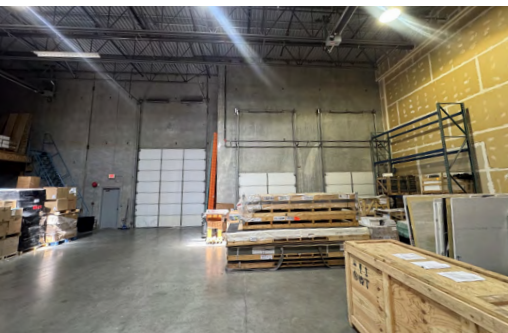
ADDITIONAL RENT (2026)

\$5.37 per square foot, per annum, plus a 5% management fee calculated on the Basic Lease Rate, plus GST.

AVAILABILITY

August 1st, 2026

porte[↑]
commercial





CONTACT INFORMATION

RICK DHANDA

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5816
rick.dhanda@ca.cushwake.com

KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@ca.cushwake.com

JOT MATTU

Senior Associate, Industrial
+1 604 639 9352
jot.mattu@ca.cushwake.com

ANDREW GREEN

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@ca.cushwake.com

Suite 1200 - 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1
+1 604 683 3111
+1 877 788 3111
cushmanwakefield.ca



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.
PD-211267-V2