CUSHMAN & WAKEFIELD

19255 21ST AVENUE

UNITS 170-200 | SURREY, BC

ATTRACTIVE REDUCED RATE

MONTH TO MONTH TENANCIES WILL BE CONSIDERED





FOR SUBLEASE 36,571 SF TOTAL

PROPERTY HIGHLIGHTS

LOCATION

Ideally situated on the corner of 192 and 21st Avenue within the prestigious Campbell Heights Industrial Park. Easy access is available to Highway 99 & Highway 15 (176th St) to the west via 32nd, 24th and 16th Avenue and Highway 10 (56th avenue) to the North. In addition, the US Border crossing is only minutes away to the south. This corner lot has excellent signage appeal as one of the first properties entering Campbell Heights from the South.

ZONING

IB-2 (Industrial Business Park 2)

AVAILABLE AREA

Main Floor Area	30,077 SF
Mezzanine Office	±1,000 SF
Mezzanine Storage	5,494 SF
Total Available Area	**36,571 SF**

PROPERTY FEATURES

- Eight (8) dock loading doors
- Four (4) grade loading doors
- Approximately 26’ clear ceiling heights in warehouse
- T5 Lighting
- ESFR Sprinklers
- 3-phase electrical service with 200 Amps / 200 Volts per unit
- Two (2) handicap-accessible washrooms

ADDITIONAL RENT (2026)

Approximately $5.45 per square foot, per annum, plus GST

LEASE RATE

~~$15.00~~ $13.50 per square foot, net, per annum, plus GST

OCCUPANCY

Please contact listing agent

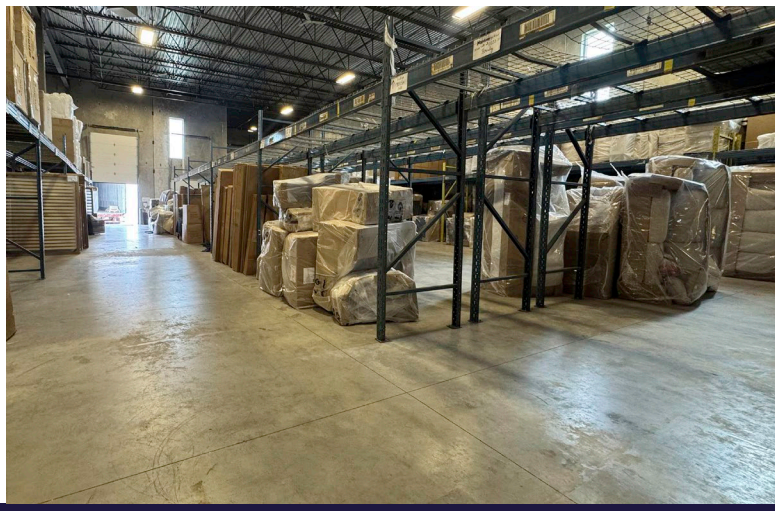
SUBLEASE EXPIRY

December 31, 2027

**Head lease will be considered*







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