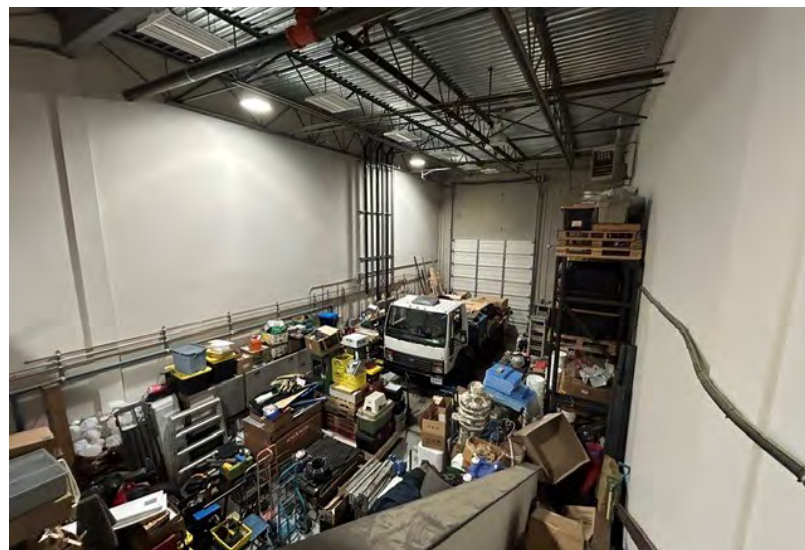
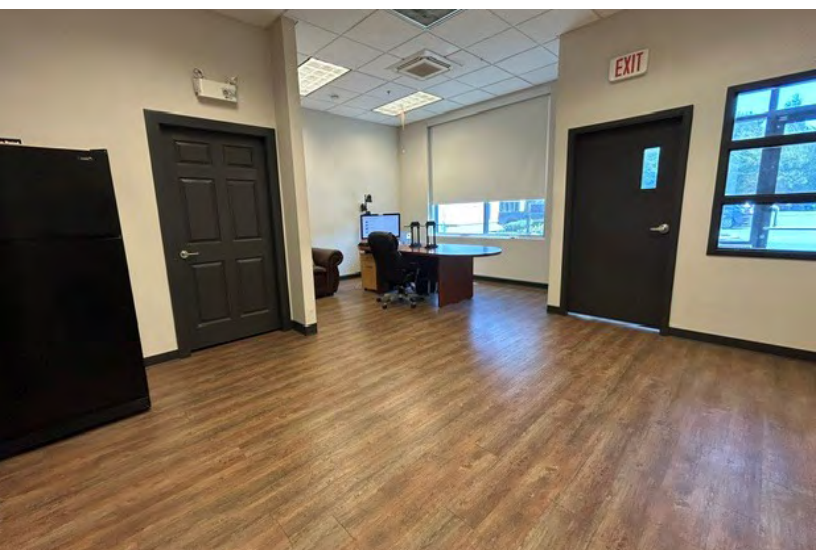




19140 28TH AVENUE

UNIT 116 | SURREY, BC

FOR SALE: \$1,795,000



HIGHLAND BUSINESS CENTRE | 3,295 SF CLEAN INDUSTRIAL SPACE

PROPERTY HIGHLIGHTS



LOCATION

The subject property is strategically located between 27th Avenue and 28th Avenue with prominent exposure to 192nd Street, within the highly sought-after Campbell Heights Business Park in South Surrey. Widely recognized as one of the Lower Mainland's premier industrial and business hubs, Campbell Heights is renowned for its thoughtful planning, modern infrastructure, and strong business community.

The property benefits from exceptional connectivity, with convenient access to Highway 99, Highway 91, Highway 15 (176 Street), Highway 10 (56 Avenue), and the Trans-Canada Highway. Its location also provides quick access to the Canada-U.S. border crossing. Adding to the area's appeal, Campbell Station is situated immediately adjacent to the property and offers a variety of amenities, including Tim Hortons, A&W, Subway, Tobiko Sushi, and Quesada Burritos & Tacos, providing convenient dining options for employees and visitors alike.

ZONING

CD By-Law No.. 16180 zoning allows for a wide range of industrial, retail, commercial and office uses allowing ultimate flexibility in strata ownership. Contact exclusive listing agent for a copy of the zoning bylaws.

STRATA FEES

\$350.00 per month, plus GST

PROPERTY TAXES (2026)

\$13,974.46

AVAILABLE AREA

Warehouse	1,208 SF
Main Floor Office	1,017 SF
Main Floor Area	2,225 SF
Mezzanine Storage	316 SF
Second Floor Office	754 SF

Total Available Area **3,295 SF**

**All measurements are approximate and should be verified by the Buyer*

SPACE FEATURES

- Quality concrete tilt-up construction (2008) & design by Teck Construction
- Exposure to 192nd Street
- Fully sprinklered
- Fully landscaped
- Approximately 22' ceilings in warehouse
- One (1) 12' x 14' rear grade loading door
- 3-phase electrical service (Buyer to verify)
- Forced air gas warehouse heating
- LED & metal halide lighting
- Multiple washrooms
- HVAC service on 2nd floor
- Public transit nearby
- Three (3) designated parking stalls

SALE PRICE

\$1,795,000

AVAILABILITY

Immediate

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