

FOR SALE OR LEASE

UNIT 207-19365 22ND AVENUE

13,639 SF SHELL WAREHOUSE WITH 3 DOCK LOADING DOORS



TWIN CREEKS BUSINESS CENTRE | SURREY, BC



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

LOCATION

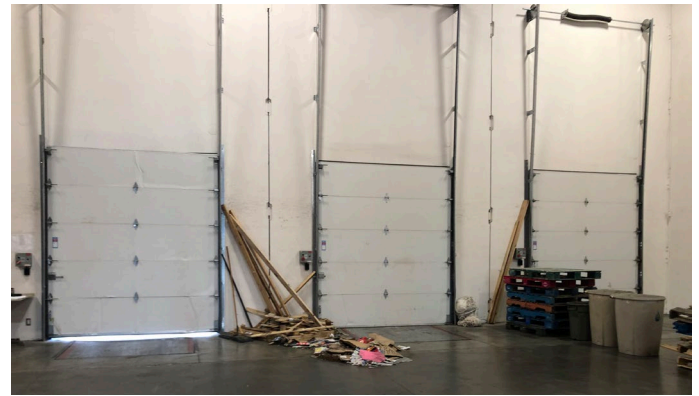
Twin Creeks Business Centre is located on the east side of 192nd Street, just north of 22nd Avenue, in South Surrey's Campbell Heights Business Park. Spanning approximately 1,900 acres and home to nearly 500 businesses, Campbell Heights is one of the Lower Mainland's most successful and well-planned business parks, with a further 350 acres of employment land approved to the south.

ZONING

Surrey's IB-2 (Business Park 2) zone is a light-industrial business park zone, partly modelled on the Light Impact Industrial (IL) zone, that permits warehousing and light impact industry with only limited office and accessory general service uses.

FEATURES

- One (1) handicap-accessible washroom
- Three (3) dock loading doors with levelers & one (1) grade loading door
- Approximately 26' 8" ceilings in warehouse
- Sixteen (16) designated parking stalls
- LED lighting
- Ceiling fans
- Fully sprinklered



UNIT SIZE

13,639 SF

ASKING LEASE RATE

\$18.50 PSF net, per annum, plus GST

ASKING SALE PRICE

\$6,342,135

STRATA FEES

\$1,292.92 per month, plus GST

PROPERTY TAXES (2026)

\$73,948.41

AVAILABILITY

Immediate



FOR MORE INFORMATION, CONTACT

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