FOR LEASE

UNIT 102

19074 22ND AVENUE

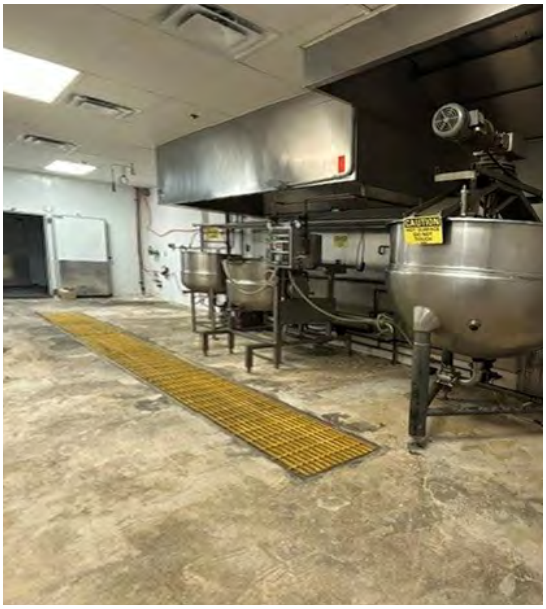
SURREY, BC

CUSHMAN & WAKEFIELD

7,767 SF WAREHOUSE / OFFICE
DOCK + GRADE LOADING
CAMPBELL HEIGHTS INDUSTRIAL PARK









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FOR LEASE
UNIT 102
19074 22ND AVENUE
SURREY, BC

CUSHMAN & WAKEFIELD

LOCATION
The subject property is situated on 1.94 acres, located on 22nd Avenue one block west of 192nd Street in Campbell Heights Business Park in South Surrey. Campbell Heights is well known as one of the most successful and well-planned business parks in the Lower Mainland. Its central location provides easy access to Highways 99, 91, 15 (Pacific Highway), 10 (56th Avenue) and Highway 1. In addition, the US border crossing is only minutes away. Multiple truck routes allow for easy access and egress to Campbell Heights.

ZONING
IB-2 (Business Park 2)

PROPERTY FEATURES
- Former Test Kitchen
- Walk in freezer
- Walk through industrial refrigerator
- Industrial hood vent with corresponding infrastructure
- Floors drains / grease trap
- Two (2) private offices
- One (1) dock door
- One (1) grade door
- 200amp 220volt, 3 phase power
- One (1) bathroom with shower
- One (1) fully accessible washroom
- 26' clear heights
- Fully Sprinklered
- Ample parking

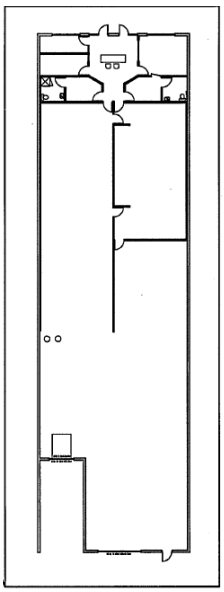
AVAILABLE AREA

Office	1,035 SF
Test Kitchen	1,025 SF
Production Area	1,708 SF
Warehouse	3,999 SF
TOTAL AVAILABLE AREA	**7,767 SF**

LEASE RATE
$19.95 PSF

ADDITIONAL RENT(2026)
$5.02 PSF, per annum, plus GST

AVAILABILITY
Immediate





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