



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**UNIT 215**

**19138 26<sup>TH</sup> AVENUE**

**SURREY, BC**

**2,612 SF MAIN FLOOR WAREHOUSE**



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### LOCATION

Latimer Lake Business Centre is located on the south side of 26th Avenue in the Campbell Heights Business Park of South Surrey. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15 (176th St.), Highway 10 (56th Ave.) and Highway 1. In addition, the US border crossing is only a 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.

### ZONING

IB-1 (Business Park 1 Zone) zoning - allows for a wide variety of light industrial uses such as wholesale, storage, manufacturing, processing, assembly, fabricating, testing, servicing & repairing of good & materials

### BUILDING FEATURES

- Quality concrete tilt up construction
- Layout provides for ease of truck/trailer access/egress
- Attractive, functional design
- Fully sprinklered & landscaped
- 21' 6" warehouse ceiling height
- One (1) 10' x 14' front grade door
- Gated loading with fob access
- Generous truck manoeuvring for large trucks
- Two-piece handicap-accessible washroom
- Kitchenette counter with sink & cabinetry
- 347/600 Volts, 60 Amps 3-phase electrical service with 45 KVA transformer stepping power to 120/208 Volts, 125 Amps
- Three (3) designated parking stalls

### UNIT SIZE

Main Floor Warehouse **2,612 SF**

### BASIC RENT

From \$4,560.12 per month, plus GST

### ADDITIONAL RENT (2024)

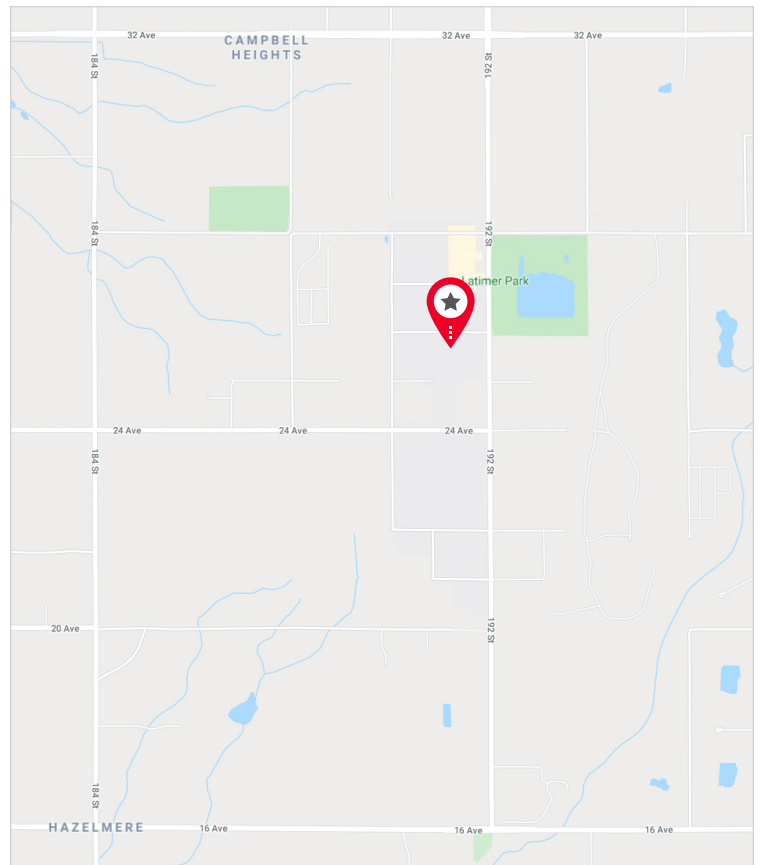
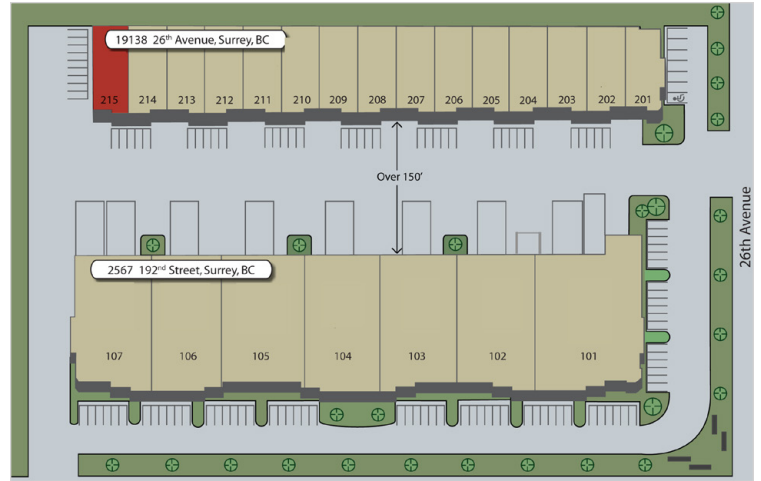
Estimated at \$2,159.21, plus GST

### AVAILABILITY

September 1st, 2024

### COMMENTS

Clean industrial uses strongly preferred. Warehouse shelving will be left in place. Minimum 3 - 5 year lease terms required.



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