



**FOR LEASE**

UNIT 101  
**19074 22<sup>ND</sup> AVENUE**  
SURREY, BC

**20,690 SF WAREHOUSE / OFFICE**  
DOCK + GRADE LOADING // CRANE SYSTEM IN PLACE  
CAMPBELL HEIGHTS INDUSTRIAL PARK



**Rick Dhanda**

Personal Real Estate Corporation  
Associate Vice President, Industrial  
+1 604 640 5816  
rick.dhanda@ca.cushwake.com

**Eric Rice**

Personal Real Estate Corporation  
Vice President, Industrial  
+1 604 640 5877  
eric.rice@ca.cushwake.com

**Kevin Volz**

Personal Real Estate Corporation  
Vice President, Industrial  
+1 604 640 5851  
kevin.volz@cushwake.com





# FOR LEASE

## UNIT 101

# 19074 22<sup>ND</sup> AVENUE

## SURREY, BC

### 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)

### FEATURES

- 2 x Dock level Positions
- Oversized Grade Loading (14'x7')
- 5 ton traveling crane system
- 26' clear ceiling height in warehouse area
- 400amp 600volt, 3 phase power
- Shipping office with WC
- Skylights
- ESFR Sprinklers
- Ample parking
- First in class office improvements
- Executive offices
- Multiple boardrooms
- Complete kitchen & lunch room

### UNIT SIZE

Warehouse	14,796 SF
Ground floor office	2,947 SF
Mezzanine office	2,947 SF
<b>TOTAL</b>	<b>20,690 SF</b>

### LEASE RATE

\$22.00 PSF, net

### ADDITIONAL RENT

\$4.66 PSF (estimate 2024)

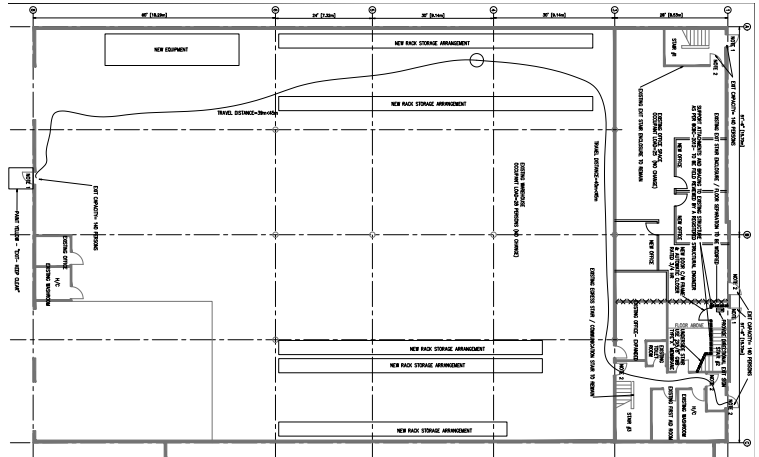
### AVAILABILITY

January 15 2025

### PROPERTY PHOTO



### FLOOR PLAN



### CAMPBELL HEIGHTS BUSINESS PARK



### Rick Dhanda

Personal Real Estate Corporation  
Associate Vice President, Industrial  
+1 604 640 5816  
rick.dhanda@ca.cushwake.com

### Eric Rice

Personal Real Estate Corporation  
Vice President, Industrial  
+1 604 640 5877  
eric.rice@ca.cushwake.com

### Kevin Volz

Personal Real Estate Corporation  
Vice President, Industrial  
+1 604 640 5851  
kevin.volz@cushwake.com