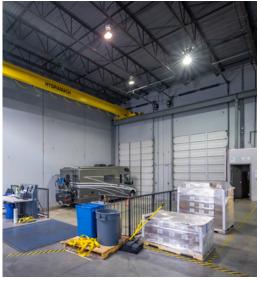


# FOR LEASE UNIT 101 19074 22ND AVENUE SURREY, BC









# **Rick Dhanda**

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# **FOR LEASE**

# 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

14,796 SF 2,947 SF 2,947 SF

20,690 SF

# **UNIT SIZE**

Warehouse Ground floor office Mezzanine office

TOTAL

# **LEASE RATE**

<del>\$22.00</del> PSF, net **\$19.95** 

# **ADDITIONAL RENT**

\$4.66 PSF (estimate 2024)

# **AVAILABILITY**

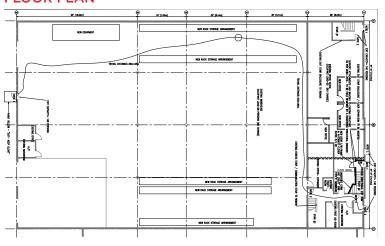
January 15 2025

# **PROPERTY PHOTO**





# **FLOOR PLAN**





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