

FOR SALE/LEASE | INDUSTRIAL  
#140 - 19288 22 AVENUE  
SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **6,502 SF Industrial Strata Unit in Campbell Heights**
- ▶ **Dock and Grade Loading**

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## #140 - 19288 22 AVENUE

### SURREY, BC

### Location

The subject property located on 22nd Avenue within Campbell Heights Business Park, just east of 192 Street. Its strategic positioning offers convenient connections to major transportation routes including Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue), and Highway 1. With multiple truck routes and proximity to the US border, this area is an efficient distribution hub.

### Features

- ▶ Concrete tilt-up construction
- ▶ 26' clear ceiling heights
- ▶ ESFR sprinkler system
- ▶ High efficiency T5 fluorescent lighting
- ▶ 1 dock and 1 grade loading door
- ▶ 3-phase electrical service
- ▶ Kitchenette/lunchroom
- ▶ 2 washrooms
- ▶ 6 reserved parking stalls

### Zoning

IB-2 (Business Park 2 Zone)

### Available Area

Warehouse	4,529 SF
Office/showroom	1,973 SF
<b>Total</b>	<b>6,502 SF</b>

### Property Taxes

\$31,355.84 (annual: 2023)

### Strata Fees

\$1,232.05 (monthly)

### Asking Basic Rent

\$20.95 PSF per annum

### Asking Price

\$3,739,000

### Additional Rent

\$7.60 PSF per annum

### Availability

Immediate



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