

UNIT 120 - 19288 22 AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LARGE-BAY STRATA UNIT **FOR SALE OR LEASE**

13,884 SF Warehouse and First-Class Office Space

Dock and Grade Loading

Strategically Located in Campbell Heights

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The Opportunity

This property provides an exceptional opportunity to acquire a 13,884 SF industrial strata unit at Campbell Heights Business Centre, equipt with dock and grade loading, multiple private offices and ample parking. Situated in the Campbell Heights industrial district of Surrey, this warehouse offers excellent connectivity to major transportation networks, making it an ideal choice for businesses looking to expand or establish a presence in a premier industrial hub.

Property Features

- » Full HVAC office space
- » ESFR sprinkler system
- » Large boardroom
- » Full kitchen space
- » Lunchroom
- » Multiple private offices
- » Multiple washrooms
- » Forced air heating (warehouse)
- » Three (3) dock loading doors with levelers (9' X 10')
- » Two (2) grade loading doors (12' X 12')
- » Approximately 27' ceiling height (warehouse)
- » 3 phase electrical power
- » 16 designated parking stalls

Salient Details

Legal Description	STRATA LOT 2 SECTION 15 TOWNSHIP 7 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2200
PID	029-453-976
Zoning	IB2 - Business Park 2 Zone (click to view bylaw)
Strata Fees	\$2,276.43 per month
Property Taxes	\$58,243.73 (2025)
Basic Lease Rate	\$17.50 PSF per annum
Additional Rent	\$7.38 PSF per annum (2025 Estimate)
Asking Price	\$7,195,000
Availability	November 2025

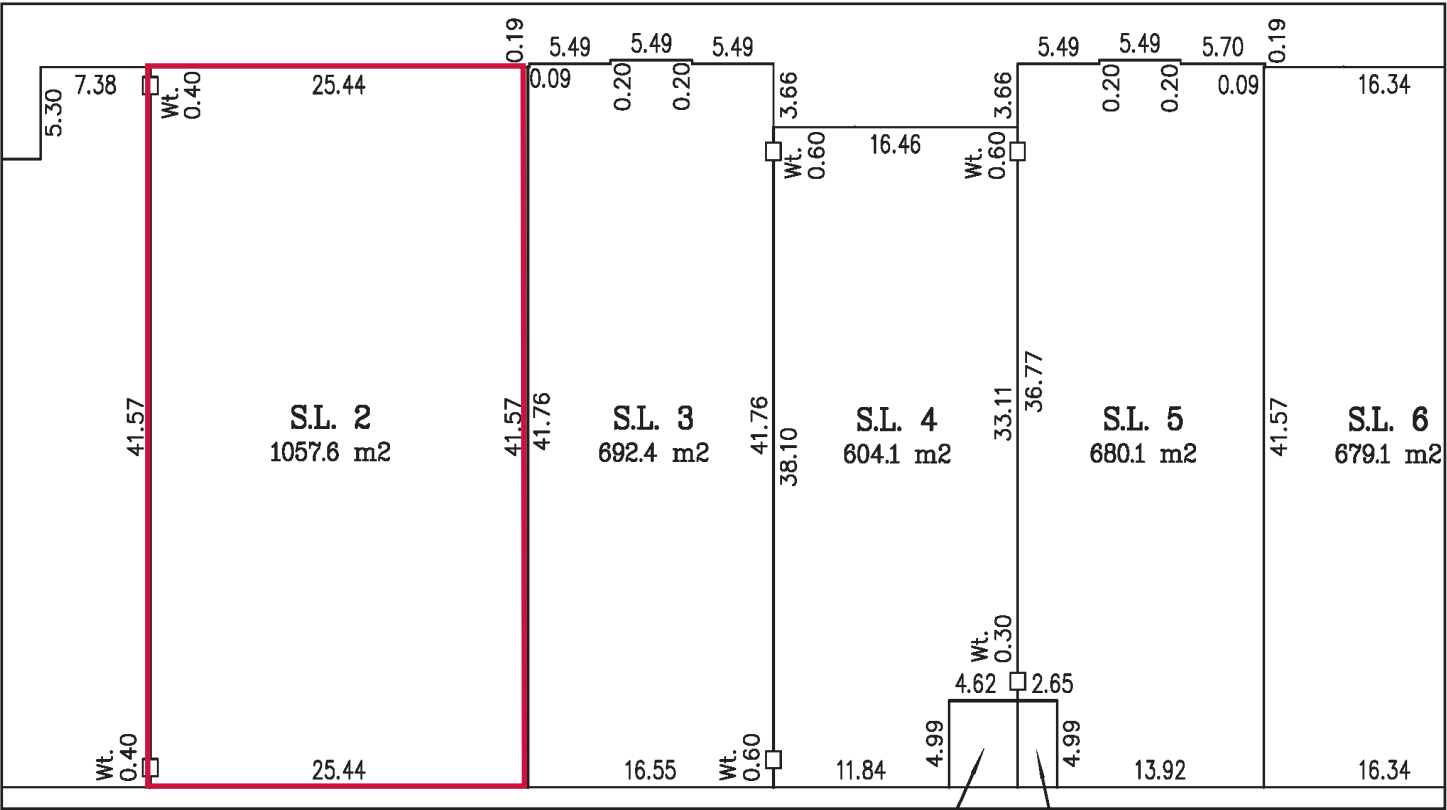




Strata Plan

STRATA PLAN OF LOT A, SECTION 15,
TOWNSHIP 7, N.W.D. PLAN EPP30200.
B.C.C.S. 926.007 CITY OF SURREY

SHEET 1 OF 5 SHEETS
STRATA PLAN EPS2200



AVAILABLE AREA	
Ground Floor Office	2,500 SF
Second Floor Office	2,500 SF
Warehouse	8,884 SF
Total	13,884 SF










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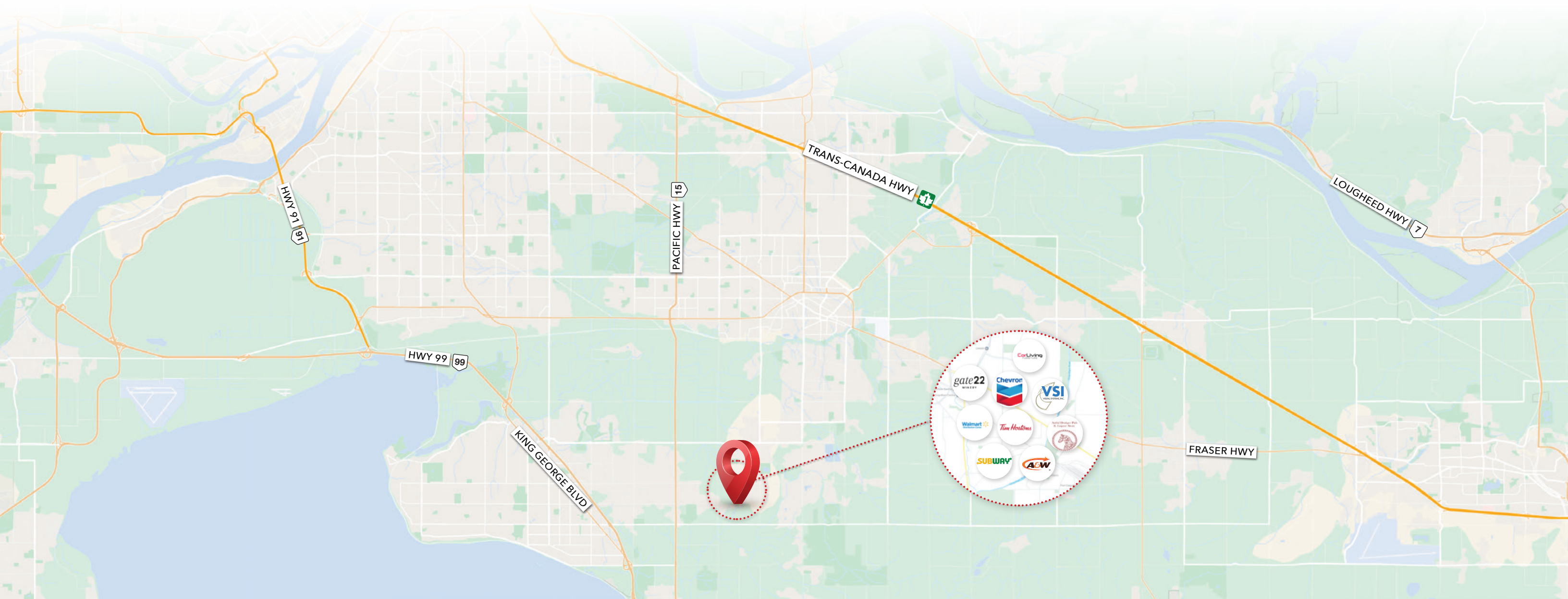
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Location Overview

The subject property is located on 22nd Avenue within Campbell Heights Business Park, just east of 192nd Street. Campbell Heights is known as one of the most successful and well-planned business parks in the Lower Mainland. Its strategic positioning offers convenient access 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.

Drive Times

 Highway 15 5 min 3.6 km	 Alex Fraser Bridge 27 min 28.8 km	 Trans-Canada Highway 25 min 23.4 km
 Port Mann Bridge 30 min 26.4 km	 Langley 12 min 8.2 km	 Highway 99 9 min 7.0 km
 Downtown Vancouver 60 min 53.7 km	 YVR 43 min 49.2 km	 Canada/U.S. Border 10 min 7.6 km



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