

FOR LEASE | INDUSTRIAL
UNIT 209 - 19365 22 AVENUE
SURREY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **17,026 SF Warehouse and First-Class Office Space**
- ▶ **Dock and Grade Loading**

Location

Twin Creeks Business Centre is located on the east side of 192nd Street just north of 22nd Avenue in Campbell Heights Business Park. 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.

Grant Basran

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Zoning

IB-2 (Business Park 2 Zone)

Features

- ▶ Concrete tilt-up construction by Beedie Development
- ▶ Three (3) dock loading doors with levelers (9' X 10')
- ▶ One (1) grade loading door (12' X 14')
- ▶ High-efficiency T-5 fluorescent lighting
- ▶ Fully sprinklered
- ▶ HVAC office space
- ▶ Multiple washrooms
- ▶ Full kitchen space
- ▶ Lunch room
- ▶ Multiple private offices
- ▶ Forced air heating (warehouse)

Available Areas

Ground Floor	13,640 SF
Second floor	3,386 SF
Total	17,026 SF

Basic Rent

\$20.95 PSF

Additional Rent (2024 estimate)

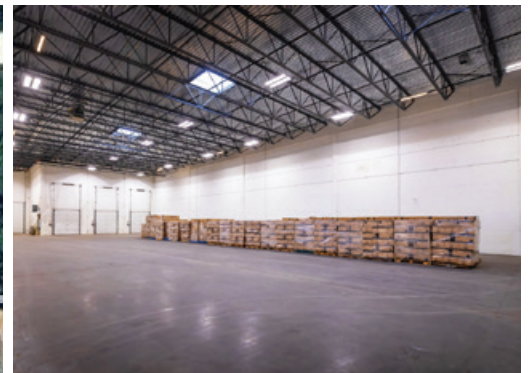
\$6.50 PSF including management fee

Total Monthly Rent

\$38,946.98 plus GST

Availability

May 1, 2024



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