

FOR SALE | INDUSTRIAL  
UNIT 104 - 19055 34A AVENUE  
SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,258 SF Industrial Strata Unit**
- ▶ **Strategically Situated in Campbell Heights**

### Location

The subject property is in Campbell Heights North Business Park, along 34A Avenue between 190th Street and 191st Street, west of 192nd Street in the Campbell Heights North Business Park in South Surrey. Its central location provides convenient access to Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue), Highway 1, and the US border. In addition, There are several truck routes allowing easy ingress and egress. Campbell Heights is one of the most flourishing and well-implemented business parks in the Lower Mainland.

### Grant Basran

Associate | Industrial  
D 604.630.3376 C 604.518.2188  
grant.basaran@lee-associates.com

### Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation  
Senior Vice President | Industrial  
D 604.630.3396 C 604.783.8139  
sebastian.espinosa@lee-associates.com

# FOR SALE | INDUSTRIAL UNIT 104 - 19055 34A AVENUE SURREY, BC

## Legal Description

STRATA LOT 4, PLAN EPS3507, SECTION 28; PID: 029-807-298

## Zoning

CD Zoning (Comprehensive Development) allows for a wide range of industrial, commercial and office uses allowing ultimate flexibility in strata ownership.

## Features

- ▶ Quality insulated concrete tilt-up construction designed & built by Teck Construction
- ▶ Superior and functional design with an abundance of windows & natural light
- ▶ 22' clear ceilings
- ▶ 12' x 14' insulated rear grade loading doors
- ▶ 3 phase power
- ▶ Ample truck loading areas
- ▶ Fully sprinklered
- ▶ Fully landscaped
- ▶ T-5 lighting
- ▶ Ample parking

## Available Area

Warehouse	2,258 SF
Office	—
Total	2,258 SF

## Property Taxes

\$13,062.66 (2023)

## Strata Fees

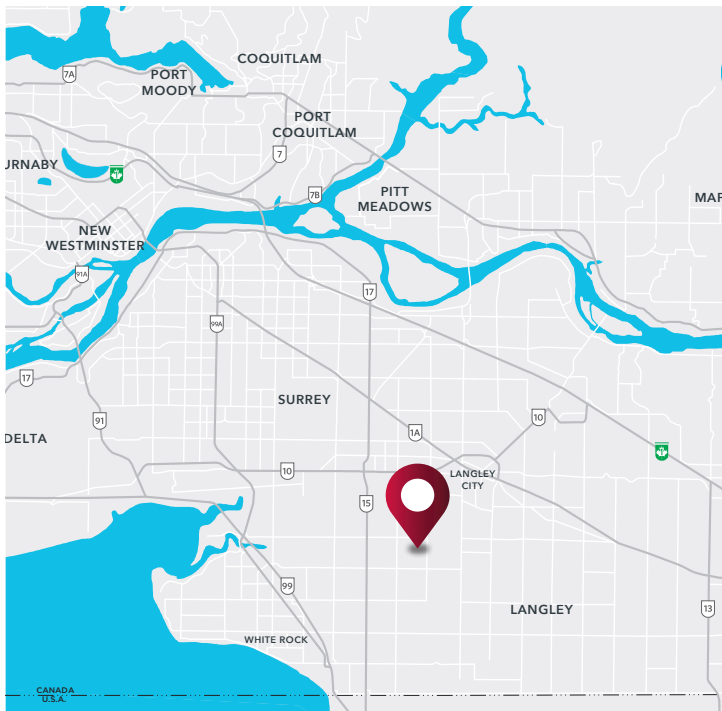
\$408.44 (monthly)

## Asking Price

\$1,343,510 (\$595 PSF)

## Availability

Upon closing



### Grant Basran

Associate | Industrial

D 604.630.3376 C 604.518.2188

grant.basaran@lee-associates.com

### Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation

Senior Vice President | Industrial

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com