

UNIT 7

19102 27th Avenue

SURREY, BC

TURN-KEY SMALL-BAY WAREHOUSE WITH OFFICE IN CAMPBELL HEIGHTS



For more information, contact:

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The Opportunity

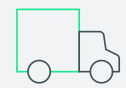
CBRE is pleased to present the opportunity to lease Unit 7 at 19102 27 Avenue, Surrey, BC (the "Property"), comprising 2,071 SF of functional ground-floor flex industrial space. The unit features built-out and fully furnished office improvements, including two private offices, reception, kitchenette, and a washroom, complemented by a warehouse area with 22' clear height and energy-efficient LED lighting.

Offered as a turn-key, move-in-ready small-bay warehouse and office, the Property is ideally suited for a range of service and light industrial users. Strategically located in South Surrey's Campbell Heights industrial area, the Property provides excellent access to Highway 15, Highway 99, and the U.S. border, supporting efficient regional and cross-border connectivity.

NET RENT
\$19.95 PSF

ADDITIONAL RENT
\$8.66 PSF
(2026 EST.)

Features



1 Grade Door
(12' x 14')



22' Clear
Ceiling Height



LED Lighting



HVAC in Office



120/240 V
200 A



2 Parking Stalls



Available
Immediately



IB-1 Zoning



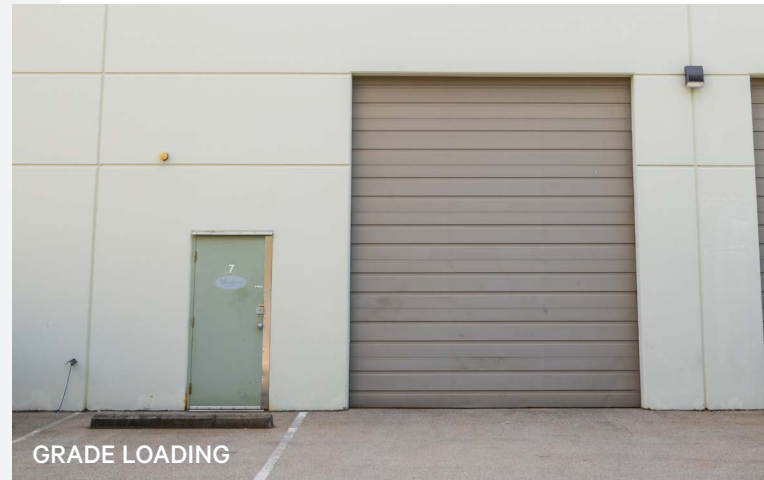
Furnished &
Move-In Ready



UNIT EXTERIOR



RECEPTION



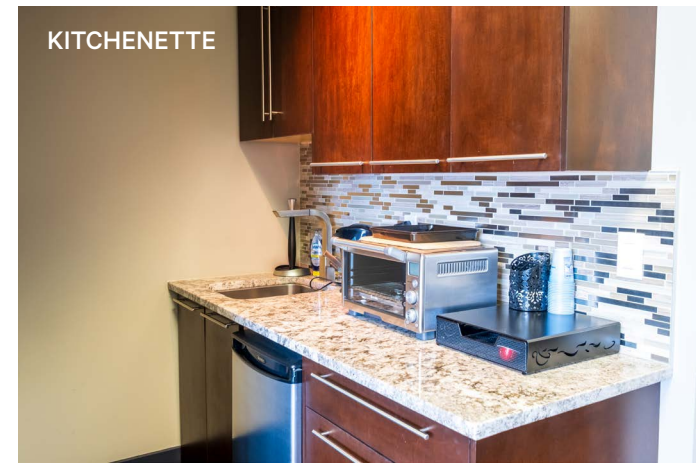
GRADE LOADING



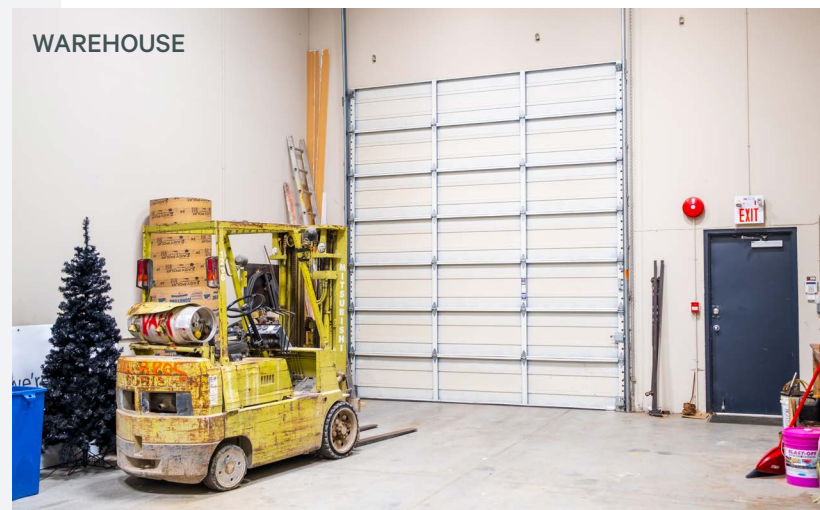
PRIVATE OFFICES



WAREHOUSE



KITCHENETTE



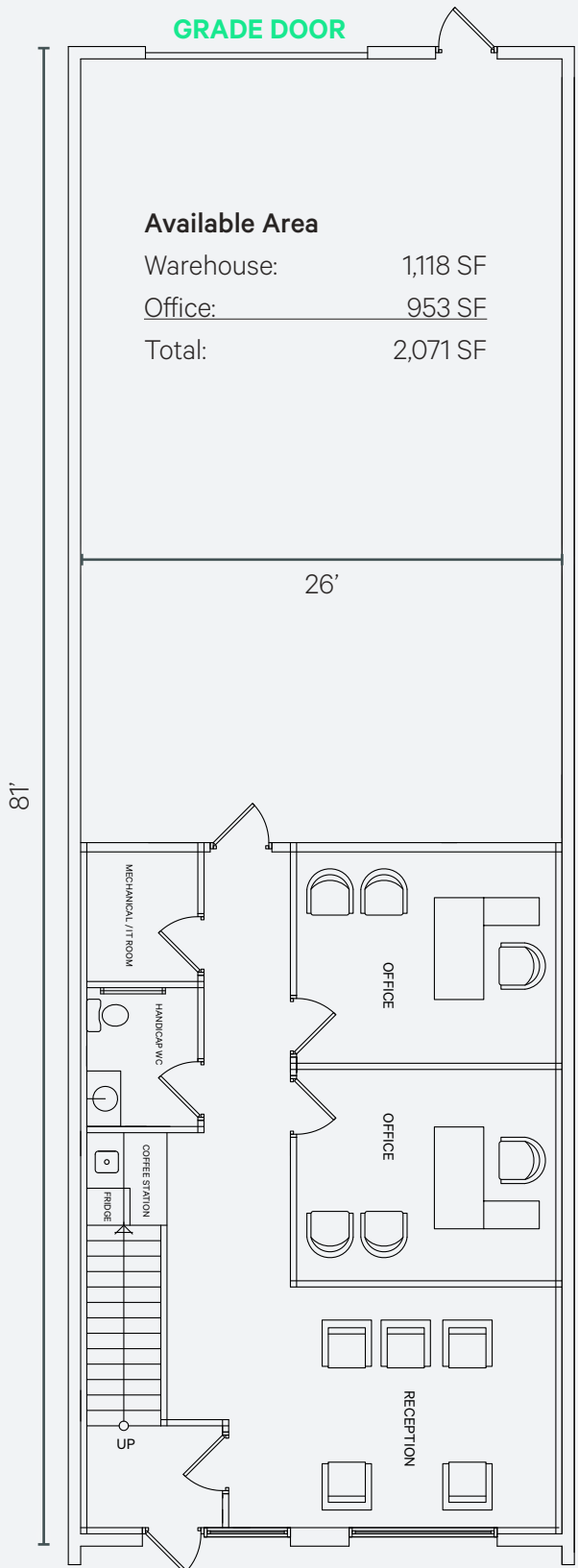
WAREHOUSE



BUSINESS COURT

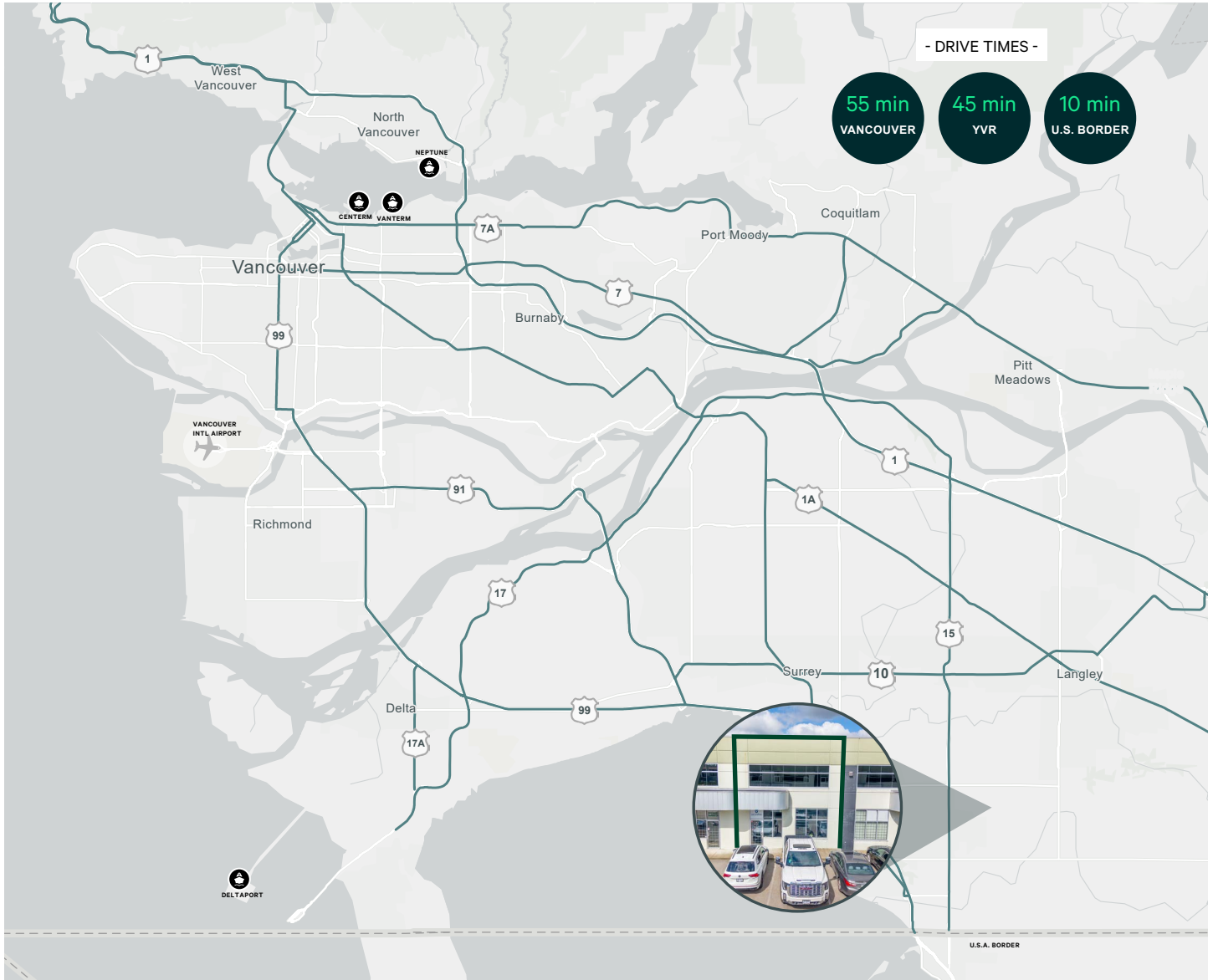
Floor Plan

NOT TO SCALE



*All values are approximate and subject to verification

Industrial | For Lease



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Surrey, BC

CBRE

cbre.ca/properties

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