

**UNIT 106 19353 22 AVENUE**  
SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**WATCH VIDEO**



## INDUSTRIAL STRATA UNIT **FOR SALE OR LEASE**

Industrial Unit with Office, Cold Storage, and Warehouse

**Sebastian Espinosa** CCIM, SIOR

*Personal Real Estate Corporation*

Senior Vice President | Principal

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

**Grant Basran**

Associate Vice President | Industrial

D 604.630.3376 C 604.518.2188

grant.basran@lee-associates.com

**Rajan Hundal** BA, DULE

Associate | Industrial

D 604.630.3393 C 604.396.3840

rajan.hundal@lee-associates.com

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## SURREY, BC

### Opportunity

Lee & Associates is pleased to present the opportunity to acquire or lease a quality industrial strata unit located in the Campbell Heights business park area of South Surrey.

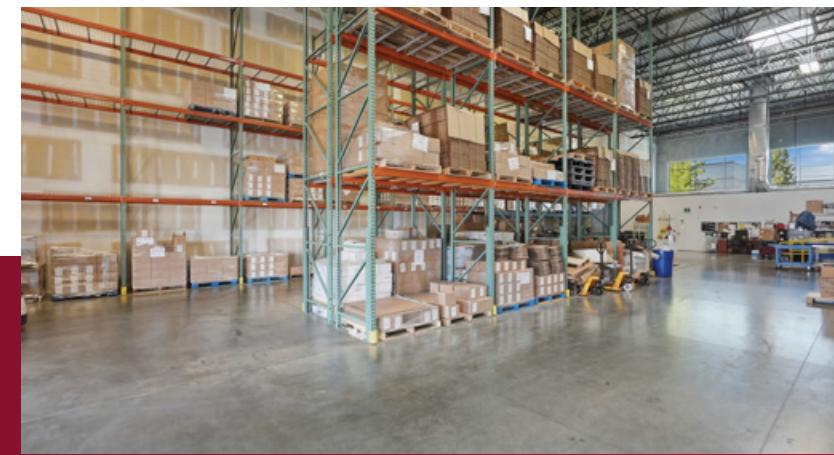
The premises offer a highly functional mix of full HVAC office space, dedicated walk-in cooler and freezer improvements, and a well-configured warehouse area, making the unit well suited for food-related users, distribution users, light industrial operations, and other occupiers seeking a move-in-ready industrial premises with specialized improvements already in place.

Situated within a concrete tilt-up building constructed in 2015 by Beedie, the property benefits from quality construction, strong loading access, three-phase power, and a practical layout that supports efficient day-to-day operations.

The property is zoned IB2 - Business Park 2 Zone ([view bylaw](#)) and is located within the Campbell Heights plan area, with an OCP designation of Mixed Employment and a local area plan designation of Business Park. The site is not located within the ALR.

### Property Features

- » Full HVAC office
- » Two-piece handicap washroom
- » Sprinklered office
- » Five private offices and boardroom
- » Sprinklered warehouse
- » Forced air heating
- » 26' ceiling height
- » Three dock loading doors with insulated 8' x 10' doors
- » Automatic levellers and bumpers
- » One grade loading door, 12' x 14', insulated
- » Three-phase power
- » Skylights in warehouse
- » Beedie-built concrete tilt-up construction
- » Seven parking stalls in front and three on the side



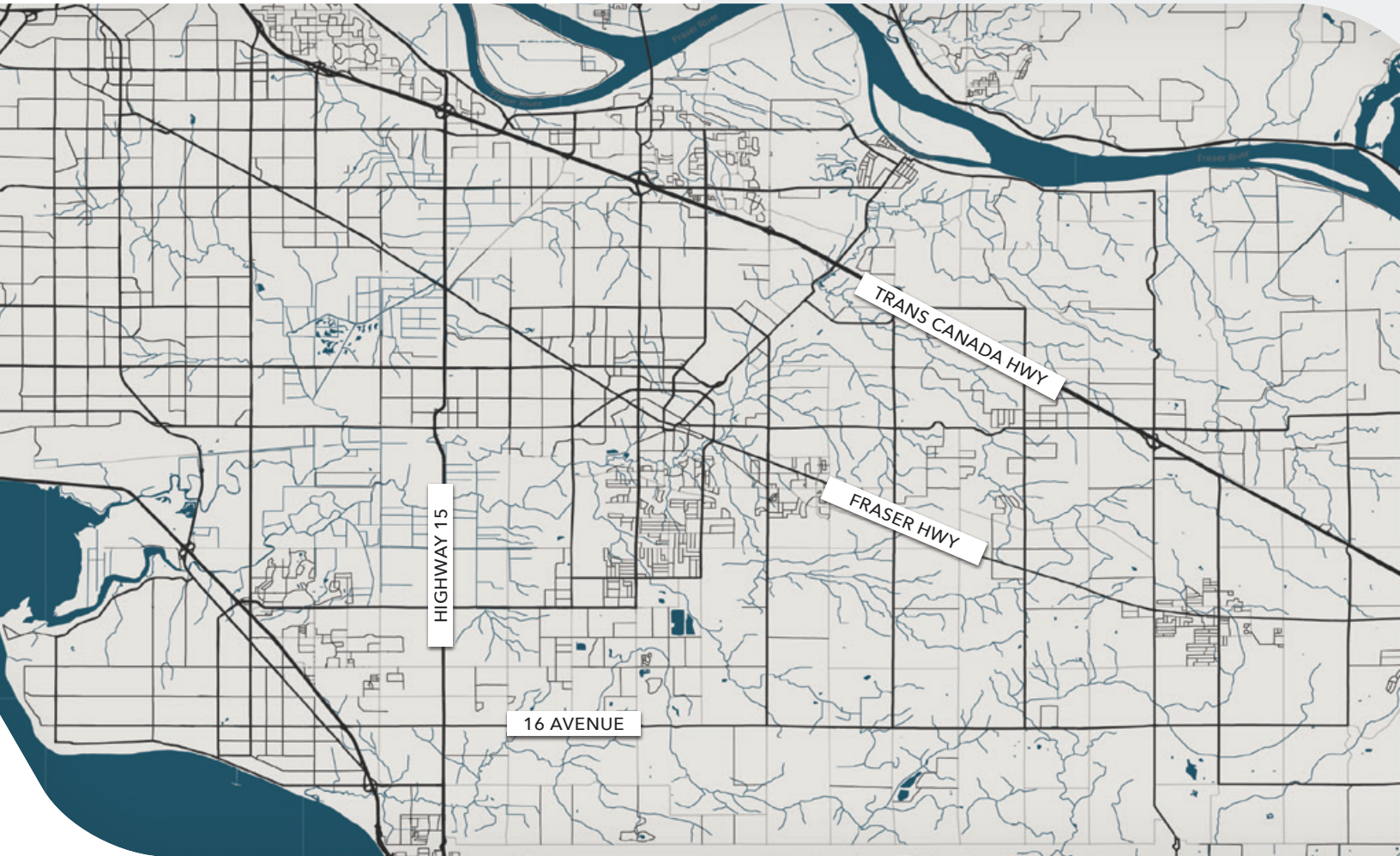
Unit Breakdown	Area	Square Footage
	Office	2,093 SF
	Warehouse	5,811 SF
	Walk-In Cooler	774 SF
	Freezer	469 SF
	<b>Total</b>	<b>9,147 SF</b>

**Legal Description** STRATA LOT 6 SECTION 15 TOWNSHIP 7 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2994 PID: 029-644-909

<b>Strata Fees</b>	\$910.76 per month
<b>Property Taxes</b>	\$49,909.56 (2025)
<b>Basic Rent</b>	Contact broker
<b>Additional Rent</b>	\$7.18 PSF
<b>Asking Price</b>	\$4,669,000 (\$510 PSF)

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## Drive Times



**Trans-Canada Highway**  
30 min | 21.2 km



**Highway 15**  
8 min | 5.0 km



**Abbotsford**  
44 min | 35.6 km



**Port Mann Bridge**  
45 min | 34.2 km



**Vancouver Intl. Airport**  
55 min | 49.5 km



**Blaine Border Crossing**  
11 min | 7.9 km



**Delta**  
34 min | 34.8 km



**Golden Ears Bridge**  
37 min | 20.8 km



**Fraser Surrey Docks**  
40 min | 42.3 km

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