

# For Lease

18860 24 Avenue  
Surrey, BC



Modern warehouse space in Campbell Heights with dock and grade loading



**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Joe Lehman Personal Real Estate Corporation*

**Garth White\***, Principal, SIOR  
604 757 4960  
garth.white@avisonyoung.com  
*\*Garth White Personal Real Estate Corporation*

**Mathew Sunderland\***, Principal  
604 647 1346  
mathew.sunderland@avisonyoung.com  
*\*Mathew Sunderland Personal Real Estate Corporation*



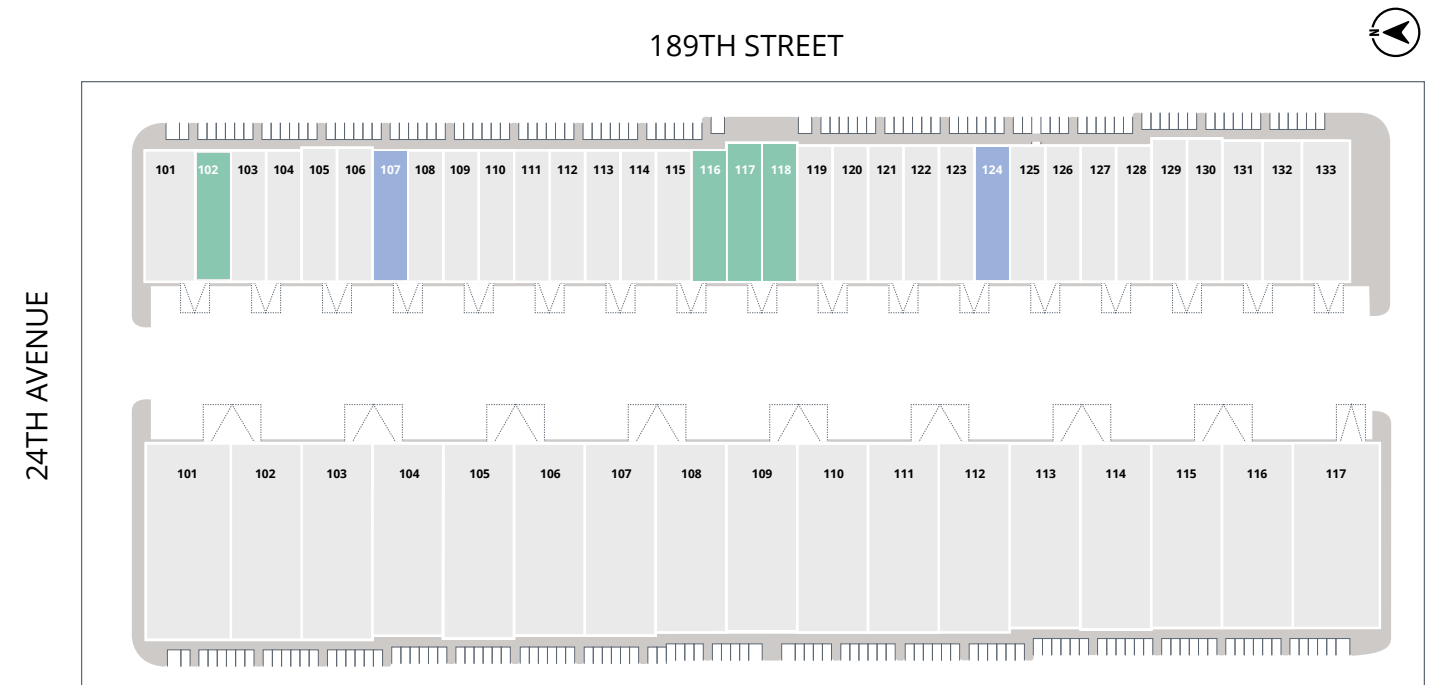


## Opportunity

Exclusive opportunity to lease modern, small-bay warehouse space at Campbell Heights West Business Park in South Surrey.

Completed in 2018, this high-quality, thoughtfully-designed development is tailored to light impact industrial users and is well-connected to Metro Vancouver's highway network, facilitating the convenient transportation of goods throughout the Lower Mainland.

## Site plan



- Available
- Under contract
- Leased

## Current availability

Unit	102	107	116-118	124
<b>Size</b>	4,149 sf	4,147 sf	15,048 sf	4,159 sf
<b>Loading</b>	1 dock 1 grade	1 dock* 1 grade	3 dock 3 grade	1 dock 1 grade
<b>Available</b>	Under contract	30 days notice	Under contract	30 days notice

\*Includes leveler

## Property details

### CONSTRUCTION

Insulated, concrete tilt-up panels

### CEILING HEIGHT

32' clear

### POWER

100 amp, 347/600 volt, 3-phase electrical service per unit

### FLOOR LOAD

500lbs - 700 lbs psf

### SPRINKLERS

ESFR sprinkler system

### LIGHTING

Energy efficient, T5H0 lighting on motion sensors

### ZONING

**IB-2 (Business Park 2)** zoning accommodates a wide range of light impact industrial uses, including warehouse, wholesale, distribution, and retail

### LEASE RATE\*

\$19.50 psf, net

\*Rates are based on "as is, where is" condition (except units needing washrooms and demising walls)

### ADDITIONAL RENT

\$4.10 psf (2026)\*

\*Does not include management fees: 7% of base rent

## Key features



Quality Onni construction, ample glazing and attractive landscaping



Direct exposure along 24th Avenue in Campbell Heights

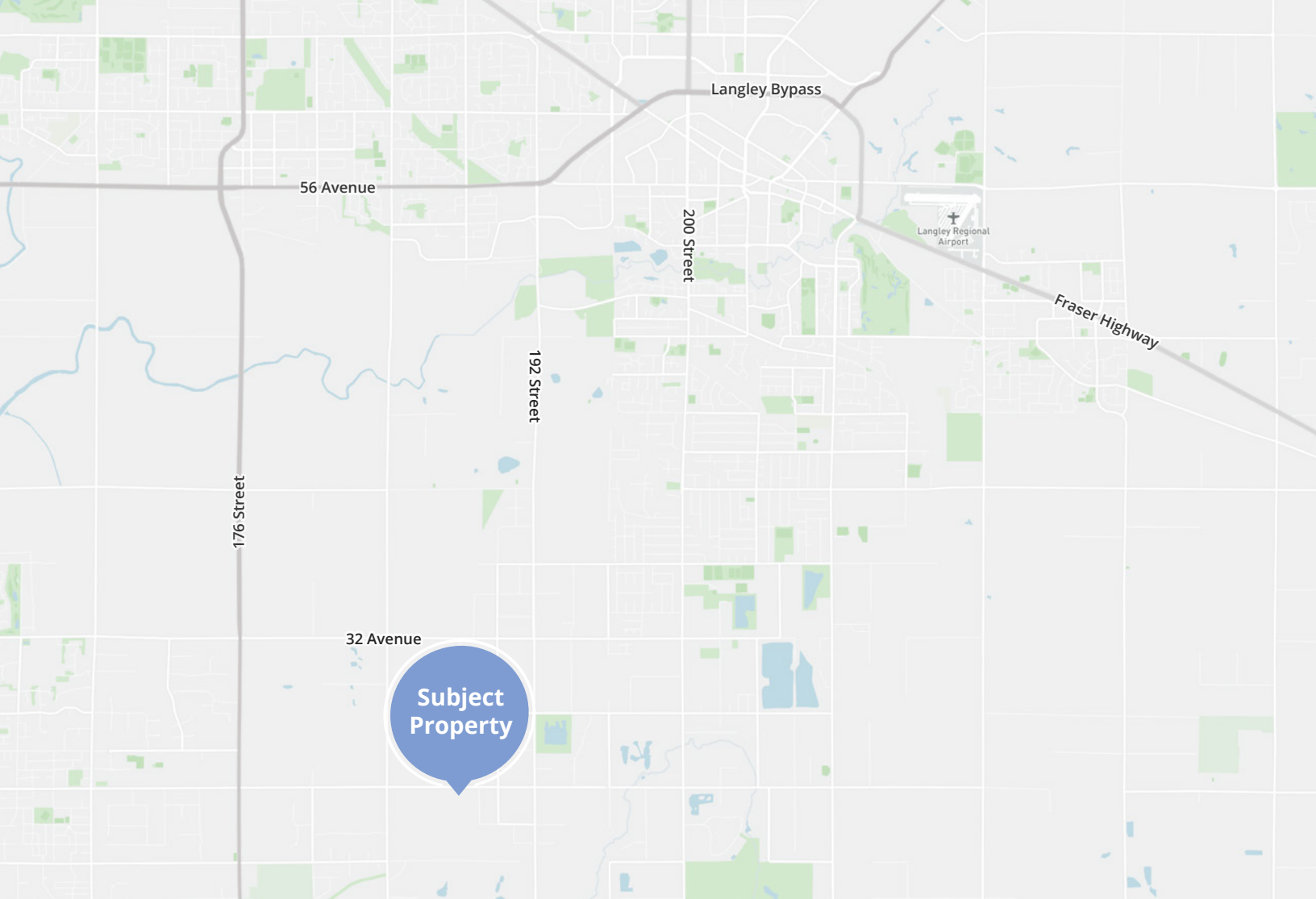


Multiple access points and 150' loading courtyard



Dock and grade level loading configurations per unit





## Drive times

Highway 15	3 Minutes
Highway 10	8 Minutes
Highway 99	10 Minutes
Canada / USA Border	15 Minutes
Langley City	15 Minutes
Highway 1	20 Minutes



## Location

Located on 24th Avenue in South Surrey, Campbell Heights West Business Park is well-connected to Highway 15, Highway 99 and is just 15 minutes from the Canada / USA border. As one of the most desirable industrial locations in the Lower Mainland, Campbell Heights benefits from a diverse labour pool from Surrey, Langley and White Rock.

## Contact for more information

**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Joe Lehman Personal Real Estate Corporation*

**Garth White\***, Principal, SIOR  
604 757 4960  
garth.white@avisonyoung.com  
*\*Garth White Personal Real Estate Corporation*

**Mathew Sunderland\***, Principal  
604 647 1346  
mathew.sunderland@avisonyoung.com  
*\*Mathew Sunderland Personal Real Estate Corporation*

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON  
YOUNG**

**CANADIAN  
BEST  
MANAGED  
COMPANIES**  
Platinum member