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7,267 SF High Quality Corner Industrial Unit with Dock & Grade Loading

114 - 19097 26th Avenue, Surrey

Opportunity to sublease over 7,200 SF in the Campbell Heights Business Park Industrial area of Surrey. The subject property features 26' ceiling heights in the warehouse and four private offices with rear dock and grade loading design, providing ample parking and easy truck access.

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Location

Located in Surrey, BC's rapidly growing Campbell Heights industrial area, the subject property provides quick access to all major transportation corridors through Metro Vancouver. Campbell Heights is Metro Vancouver's most active and desirable industrial park.

Available Area*

Office	1,300 SF
Warehouse	5,967 SF
Total	7,267 SF

*Areas are approximate and to be verified

Building Features

- Concrete tilt-up construction
- 26' clear ceiling height
- One (1) dock loading door
- One (1) grade loading door
- Gas-fired heaters in warehouse
- 3 phase power
- Four (4) private offices with HVAC
- Lunchroom
- Sprinklered
- Three (3) washrooms
- Ample parking

Zoning

IB-1 (Business Park 1) Allows for a wide variety of light industrial uses.

Available

Within 30 - 60 days notice

Sublease Expiry

June 30, 2027

Asking Sublease Rate

\$23.00 per SF, per annum

Operating Costs & Taxes (Est. 2024)

\$6.68 per SF, per annum



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