

For Sale

#101 & #102 - 19140 28th Avenue, Surrey, BC

7,340 sf corner unit with high-end office and warehouse,
including grade loading in Campbell Heights Business Park



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**AVISON
YOUNG**

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OPPORTUNITY

Avison Young is pleased to present the opportunity to acquire a premium corner strata unit comprising 7,340 sf of high-quality office and warehouse space at Highland Business Centre in Campbell Heights.

The ground floor features a fully enclosed 640 sf unit, extensively improved office space with glass partitions and wood accents throughout, and a functional warehouse area with an interior garage, tool crib and rear grade-level loading. The second floor is extensively built out with private offices, meeting rooms, a kitchenette, and washrooms, offering a turnkey solution for a variety of businesses.

PROPERTY DETAILS

AVAILABLE AREA

Ground floor office	1,862 sf
Second floor office	3,000 sf
Ground floor warehouse	2,478 sf
Total	7,340 sf*

**All measurements are approximate and to be verified by the Purchaser*

ZONING

CD (Comprehensive Development - Bylaw 16180) permits a wide range of office and light impact industrial uses including, but not limited to warehouse, distribution, wholesale and retail sales.

PID

027-462-498 / 027-462-510

LEGAL DESCRIPTION

Strata Lots 1 and 2 Section 21 Township 7 New Westminster District Strata Plan BCS2849

MONTHLY STRATA FEES

\$957.96

ASKING PRICE


\$4,585,000



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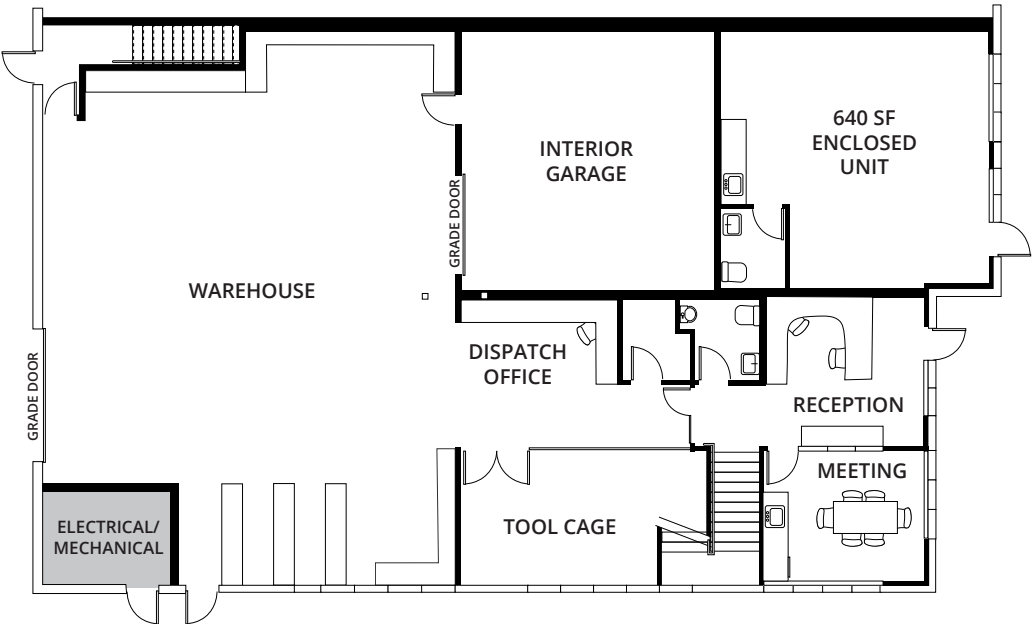
OFFICE FEATURES

- 
ENCLOSED UNIT
 Fully enclosed 640 sf unit leased on a month-to-month basis, includes a private entrance, washroom and kitchenette
- 
GROUND FLOOR
 Includes a reception area, lunch / meeting room and a washroom
- 
SECOND FLOOR
 Includes multiple private offices / meeting rooms, storage room, two washrooms, kitchenette and interior balcony overlooking the warehouse
- 
GLAZING
 Double glazed windows for energy efficiency
- 
SKYLIGHTS
 Provide ample natural light
- 
SOUND SYSTEM
 Built-in sound system throughout
- 
HVAC
 Throughout first and second floor offices
- 
PARKING
 Seven (7) dedicated parking stalls along with ample parking throughout the surrounding retail area and street parking

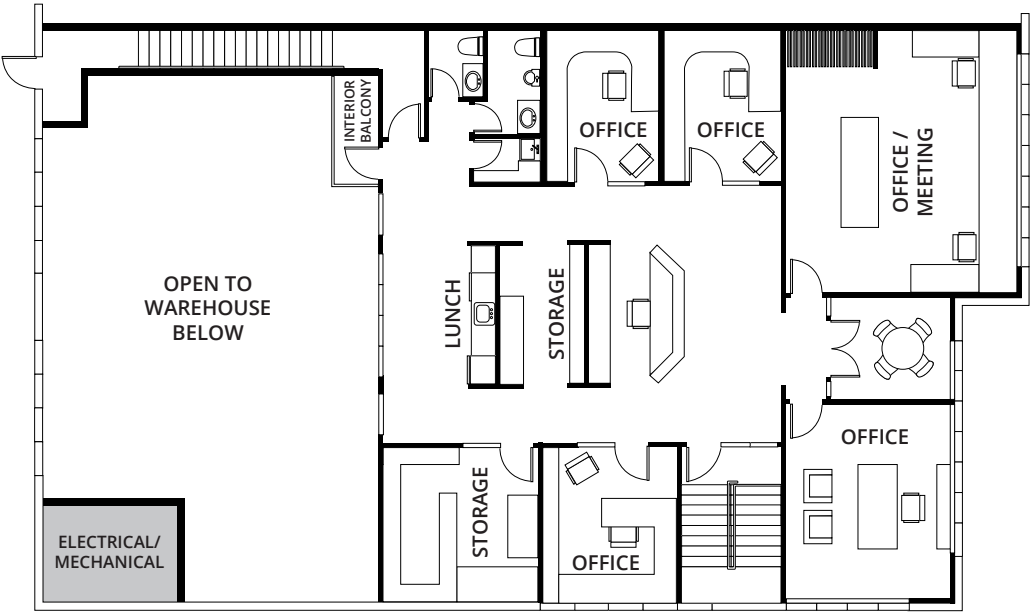


FLOORPLAN

GROUND FLOOR



SECOND FLOOR



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WAREHOUSE FEATURES



CONSTRUCTION

High-quality concrete tilt-up panels



CEILING HEIGHT

22' clear ceiling height in the warehouse



LOADING

One (1) rear, 12' x 14' grade-level loading door



POWER

100 amp, 120/208 volt, 3-phase electrical service to each unit



FLOOR LOAD CAPACITY

6" concrete slab with 500 lbs psf live load



SPRINKLERS

Fully sprinklered



LIGHTING

Fluorescent lighting fixtures



HEATING

Gas-fired unit heating



INTERIOR GARAGE

Accessed via an interior grade-level loading door from the warehouse



TOOL CAGE

Fully enclosed tool cage for additional storage



DISPATCH OFFICE

Adjacent to the warehouse

[View more images](#)





Drive times

Highway 15	5 minutes
Highway 10	5 minutes
Fraser Highway	8 minutes
US Border	15 minutes
Highway 99	16 minutes
Highway 1	20 minutes

SUBJECT PROPERTY
19140 28TH AVENUE

188 STREET

27 AVENUE

26 AVENUE

192 STREET

28 AVENUE

194 STREET

194A STREET

LATIMER LAKE

Location

Situated east of 192nd Street, between 28th Avenue and 27th Avenue, the property is located in the highly desirable Campbell Heights Business Park. As one of Metro Vancouver's most sought-after industrial areas, Campbell Heights features multiple access points and excellent connectivity to the local highway network. This exceptional location provides seamless connections to Highway 15, Highway 10, Highway 99 and is just a 15-minute drive to the Canada / US Border.

Amenities

- | | |
|--------------------------------|---------------------|
| 1 Spent Ground Coffee Roasters | 7 Pizza Hut |
| 2 Ladybirds Trattoria | 8 The Biryani Chef |
| 3 One Up Café | 9 Tim Hortons |
| 4 Subway | 10 McDonald's |
| 5 A&W | 11 Freshslice Pizza |
| 6 Quesada | 12 Petro-Canada |

Contact us for more information

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