

For Lease

18860 24 Avenue
Surrey, BC



Modern warehouse space in Campbell Heights with dock and grade loading



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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

ADDITIONAL RENT

\$4.10 psf (2026)*

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

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.

Key features



Quality Onni construction, ample glazing and attractive landscaping



Direct exposure along 24th Avenue in Campbell Heights



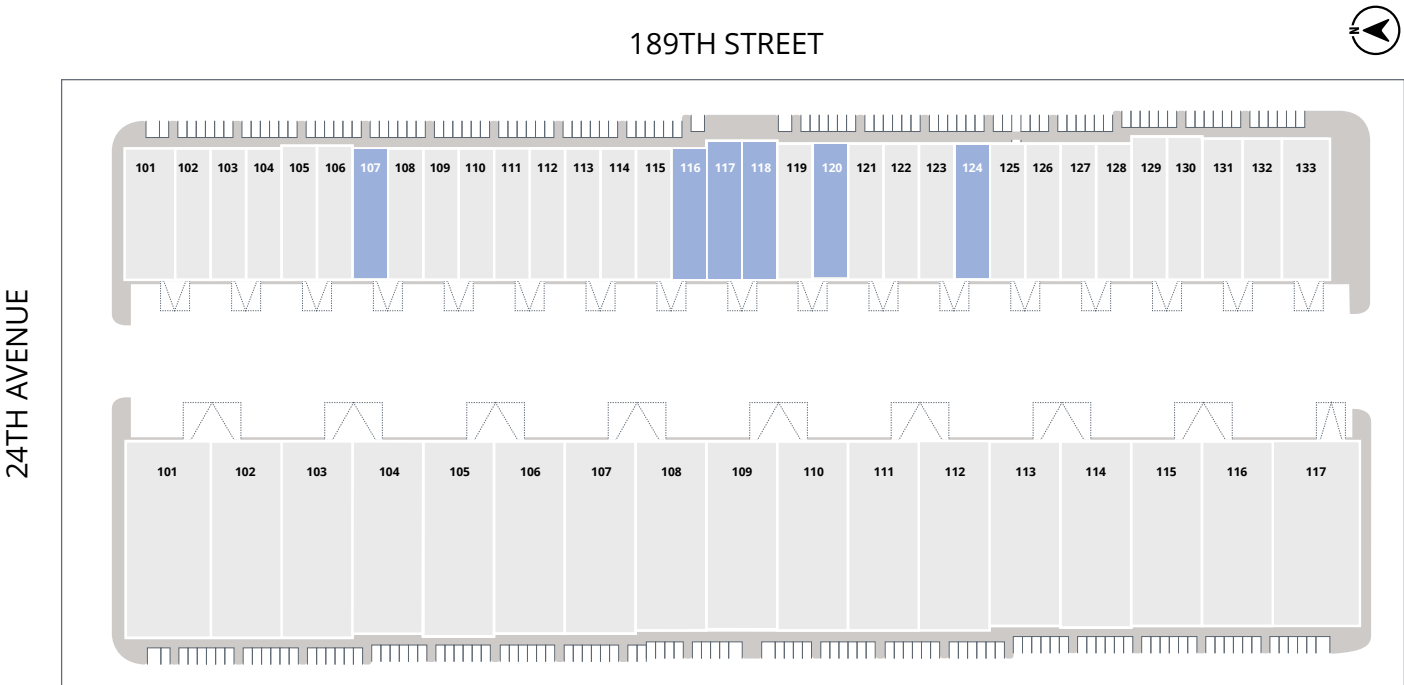
Multiple access points and 150’ loading courtyard



Dock and grade level loading configurations per unit



Site plan



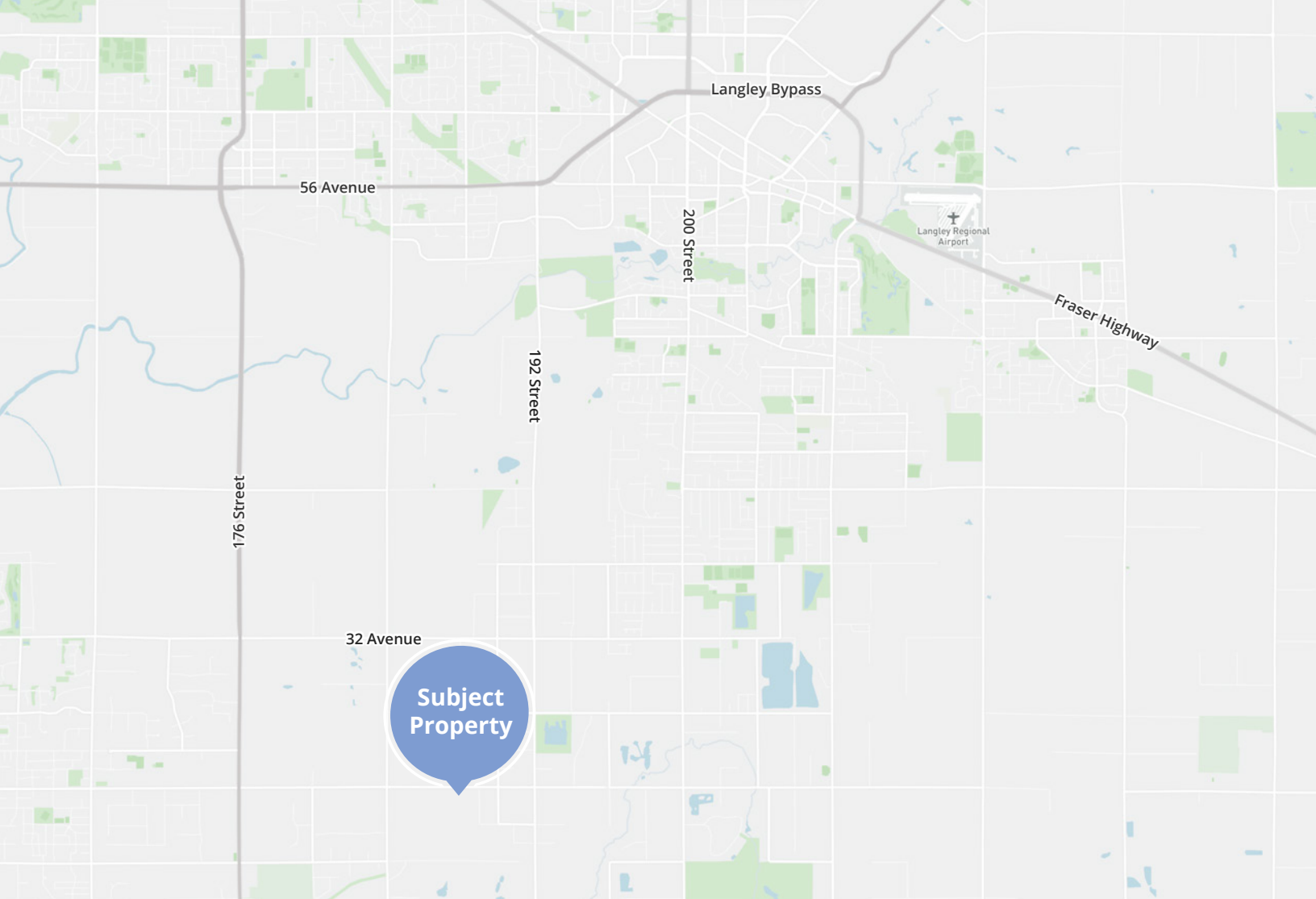
- Available
- Under contract
- Leased

Unit breakdown

Unit	107	116-118	120	124
Ground floor	4,147 sf	15,048 sf	5,200 sf	4,159 sf
Second floor	-	-	1,074 sf	-
Total	4,147 sf	15,048 sf	5,200 sf	4,159 sf
Loading	1 dock*, 1 grade	3 dock, 3 grade	1 dock, 1 grade	1 dock, 1 grade
Available	Immediately	Immediately	February 1, 2027	Immediately
Lease rate*	\$18.50 psf, net	\$18.50 psf, net	\$19.50 psf, net	\$18.50 psf, net

**Lease rates are based on “as is, where is” condition (except units needing washrooms and demising walls)*

**107 includes a leveler*



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

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