

FOR LEASE

18665

Surrey, BC

24th Avenue



6,884 SF UP TO 42,883 SF

MODERN WAREHOUSE SPACE WITH DOCK AND GRADE LOADING IN CAMPBELL HEIGHTS

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**AVISON
YOUNG**

OPPORTUNITY

Introducing 18665 24th Avenue, a premier large-bay industrial development in the highly coveted Campbell Heights Business Park. Ideally situated with direct frontage along 24th Avenue, this exceptional project offers outstanding visibility and access within Metro Vancouver's leading industrial hub. With a range of pre-leasing opportunities available, 18665 24th Avenue is thoughtfully designed to accommodate businesses seeking modern, high-quality industrial space in a prime location.

PROPERTY DETAILS

Zoning: CD (Comprehensive Development) permits a wide range of light impact industrial uses, including warehouse, distribution, research and development, ancillary office, along with retail and general service.

Outside storage: The zoning allows for outside storage in the loading area, which is rarely available in the Campbell Heights Business Park. Outside storage shall be subject to Landlord approval.*

**Tenant's to verify their use independently.*

Approximate site size: 2.52 acres

Building size: 6,884 sf up to 42,883 sf

Construction: Insulated concrete tilt-up construction

Building improvements: Landlord may build-to-suit improvements

Lease rate: \$20.00 psf, net

Additional rent: TBD

Availability: Q1 2027



KEY FEATURES

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One (1) dock-level loading door (8' x 10') and one (1) grade-level loading door (12' x 14') per unit
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Gas-fired unit heaters and ceiling fans in warehouse
- 

6' x 8' hydraulic dock levellers with 40,000 lb capacity, vinyl dock seals, and steel-reinforced concrete loading dock apron
- 

High efficiency LED lighting fixtures
- 

32' clear ceiling height
- 

ESFR sprinkler system
- 

7" steel-reinforced slab on grade, designed for 700 lb PSF floor load capacity
- 

Accessible ground floor washroom per unit
- 

1,600 amps at 347/600 volts, 3 phase power supply
- 

6' x 6' double-domed, acrylic skylights in warehouse

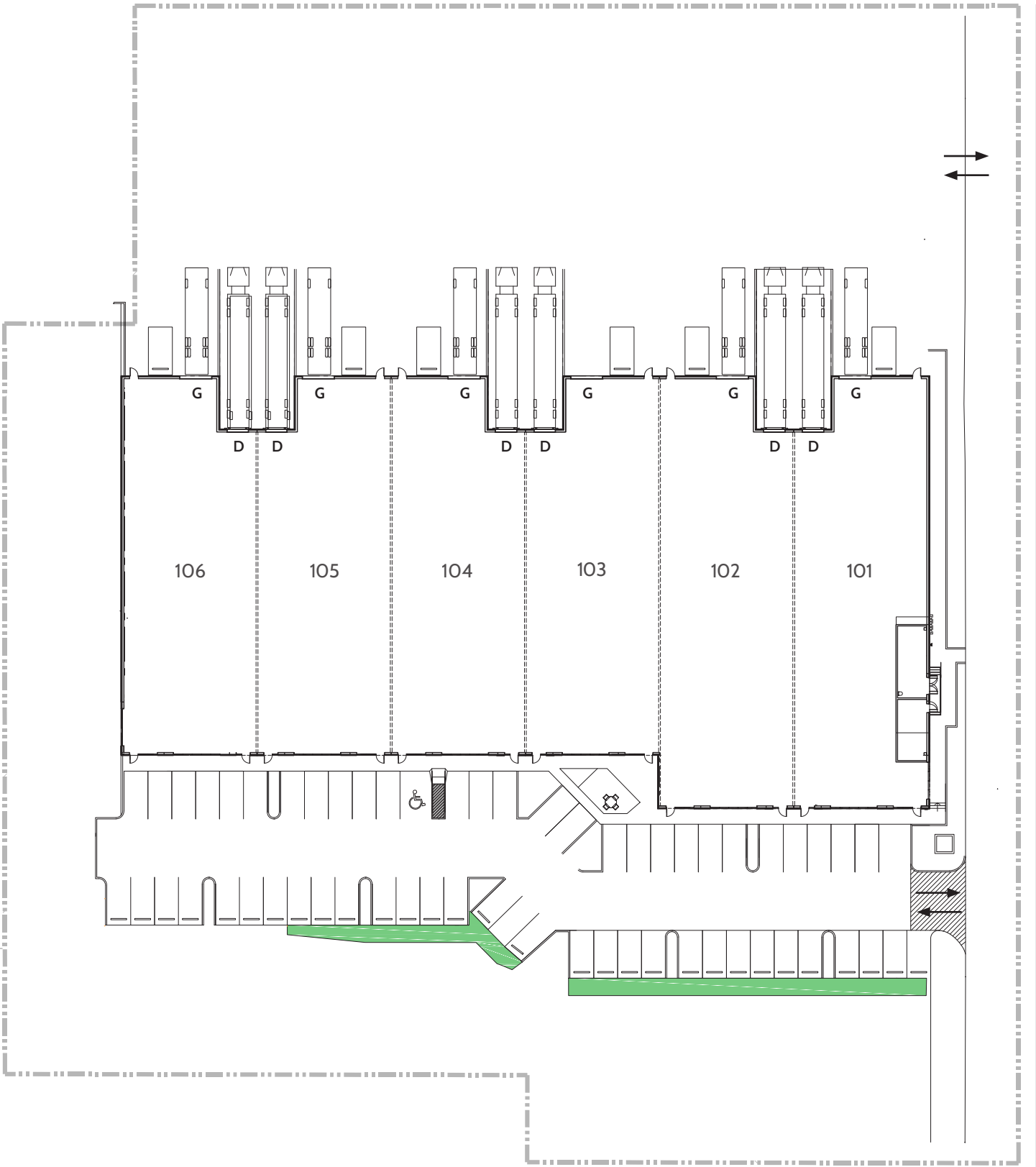
CURRENT AVAILABILITY & SITE PLAN

UNIT	GROUND FLOOR AREA	LOADING
101	7,348 sf	1 dock & 1 grade
102	7,904 sf	1 dock & 1 grade
103	6,884 sf	1 dock & 1 grade
104	6,884 sf	1 dock & 1 grade
105	6,884 sf	1 dock & 1 grade
106	6,979 sf	1 dock & 1 grade
TOTAL	42,883 sf	

*units may be combined up to a total of 42,883 sf.

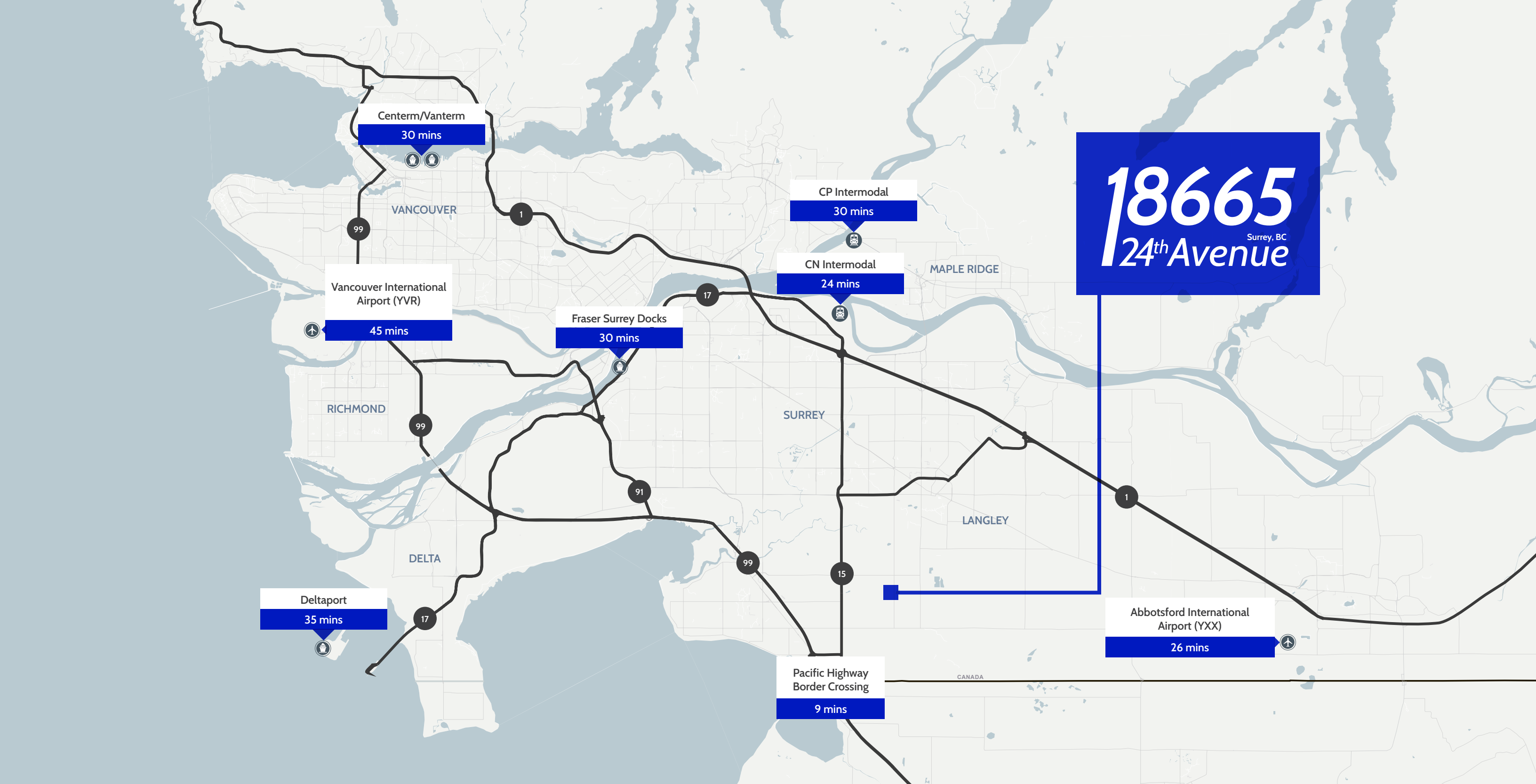
SITE PLAN

D = Dock level loading
G = Grade level loading



MUNICIPAL RIGHT OF WAY - LANE ACCESS FROM 24TH AVENUE & 25TH AVENUE

24TH AVENUE



LOCATION

Located just west of 188th Street with prime frontage on 24th Avenue, this property sits in the heart of South Surrey's Campbell Heights Business Park—one of Metro Vancouver's most sought-after industrial hubs. The area offers excellent access to Highways 1, 10, 15, and 99, and is only a 9-minute

drive to the Pacific Highway Canada/USA Border Crossing. The site is also serviced by the 531 bus line, providing convenient transit connections to White Rock, Langley Centre, and the future 203rd Street SkyTrain Station.

DRIVE TIMES

Highway 15	1 mins	Highway 10	8 mins	Highway 1	15 mins
Highway 99	8 mins	Highway 91	17 mins	Highway 17	15 mins



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