

**AVISON  
YOUNG**

# For Lease

**Campbell Heights East Business Park**

Unit 101, 19130 24th Avenue, Surrey, BC



6,814 sf warehouse and office space with dock and grade loading

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

**Jen Schroer**, Associate  
604 647 1359  
jen.schroer@avisonyoung.com

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



## Opportunity

Avison Young is pleased to offer a prime leasing opportunity at Onni's Campbell Heights East Business Park, featuring 6,814 square feet of well-maintained warehouse space. This corner unit offers an efficient layout with improved private office areas, a kitchen/lunchroom, and rear dock and grade loading.

## Location

Located just south of 24th Avenue, between 190th Street and 192nd Street in South Surrey, Campbell Heights East 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.

## Property details

### UNIT SIZE

6,814 sf

### ZONING

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

### LEASE RATE

\$19.50 psf, net

### ADDITIONAL RENT

\$3.95 psf\*

\*Plus management fee - 7% of base rent

### AVAILABLE

Immediately

## Property features



24' clear ceiling height



One (1) dock loading door and one (1) grade loading door



130' loading court for ample truck maneuvering room



3-phase power



ESFR fire protection sprinkler system



Private offices with kitchen/lunchroom



Two (2) washrooms

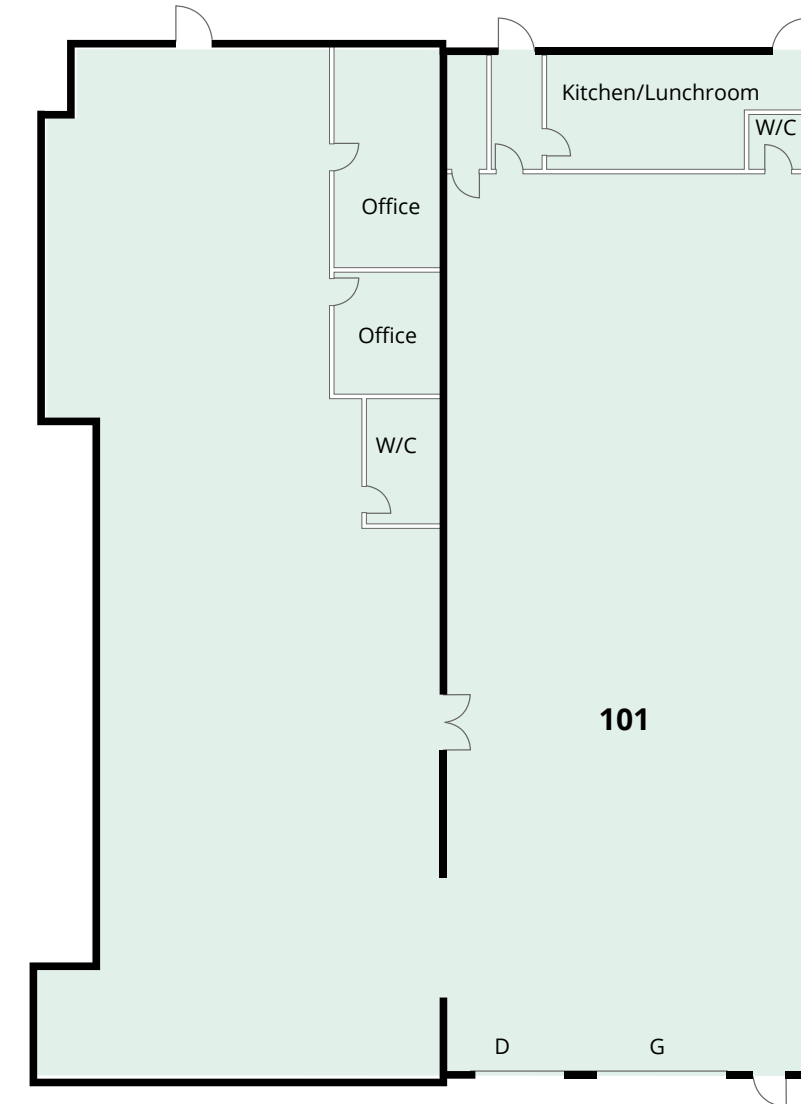


Professionally owned and managed by Onni Group

## Floorplan

G = Grade level loading

D = Dock level loading





## Contact for more information

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

**avisonyoung.ca**

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