



# For Lease

#105 - 19162 22 Ave  
Surrey, BC

3,972 SF of warehouse and office/retail space in the rapidly growing Campbell Heights area



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**momentum**



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## Location - Campbell Heights

This warehouse and office/retail space is located in the rapidly growing business and industrial area of Campbell Heights in South Surrey. Minutes from the US border with easy access to Highway 15, Highway 99, and Highway 10, the location is central to major businesses. Complementary services and businesses all located in close proximity.

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PID	027-276-104
UNIT TYPE	Warehouse & Office/Retail
SIZE	1,740 SF Warehouse <u>2,232 SF Office/Retail</u> <b>3,972 SF Total</b>
ZONING	IB-2
LEASE RATE	\$20.00 PSF per annum
ADDITIONAL RENT	Contact Listing Agent
PARKING	Designated Spaces





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## DETAILS

This mixed-use unit is extremely functional with open warehouse space and two floors of office or retail space. Take advantage of being located in one of the fastest-growing commercial and business hubs in BC.

The building is well-managed and this unit is ready for immediate occupancy. Don't miss out on one of the most affordable spaces in Surrey!



21'-6" clear height in warehouse area



Close proximity to major highways and the Canada-US border



High end finishings, ready for immediate occupancy

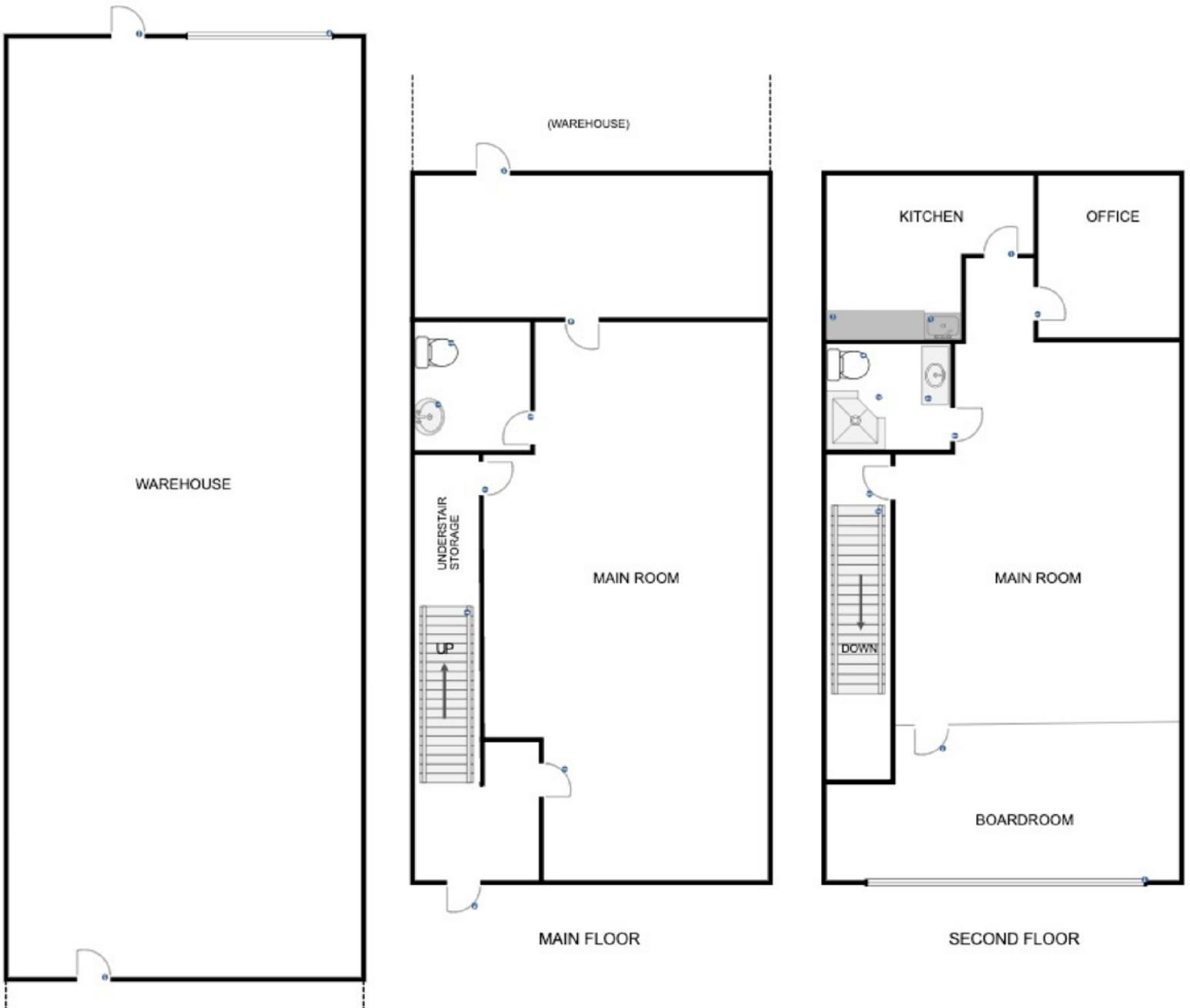




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## Floor Plan



\*FLOOR PLAN NOT TO SCALE.

ALL INFORMATION PROVIDED IS THE RESPONSIBILITY OF THE TENANT TO VERIFY  
IF DEEMED IMPORTANT.