

UNIT 202 - 19365 22 AVENUE
SURREY, BC

WATCH VIDEO



FIRST CLASS MID-BAY WAREHOUSE **FOR SALE**

11,822 SF of Prime Industrial Warehouse Space
Beedie Built with Dock and Grade Loading
Strategically Located in Campbell Heights

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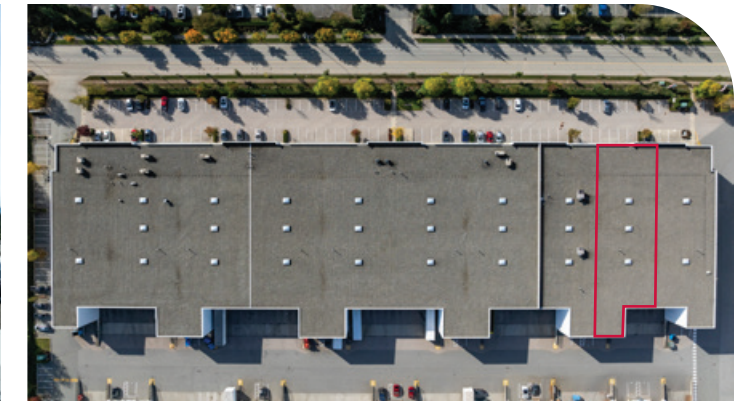
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Opportunity

Exceptional opportunity to acquire a state-of-the-art industrial warehouse, encompassing 11,822 square feet of high-quality space constructed by Beedie, a leader in industrial development. Situated in the Campbell Heights industrial district of Surrey, this warehouse offers excellent connectivity to major transportation networks, making it an ideal choice for businesses looking to expand or establish a presence in a premier industrial hub.

Features

- » One (1) grade loading door (12' X 14' approximately)
- » Two (2) dock loading doors (8' X 10' approximately) with automatic levelers
- » 26' ceilings
- » 3-phase power
- » Skylights throughout
- » ESFR fire suppression
- » Security Cameras
- » Forced-air heating
- » T-5 lighting



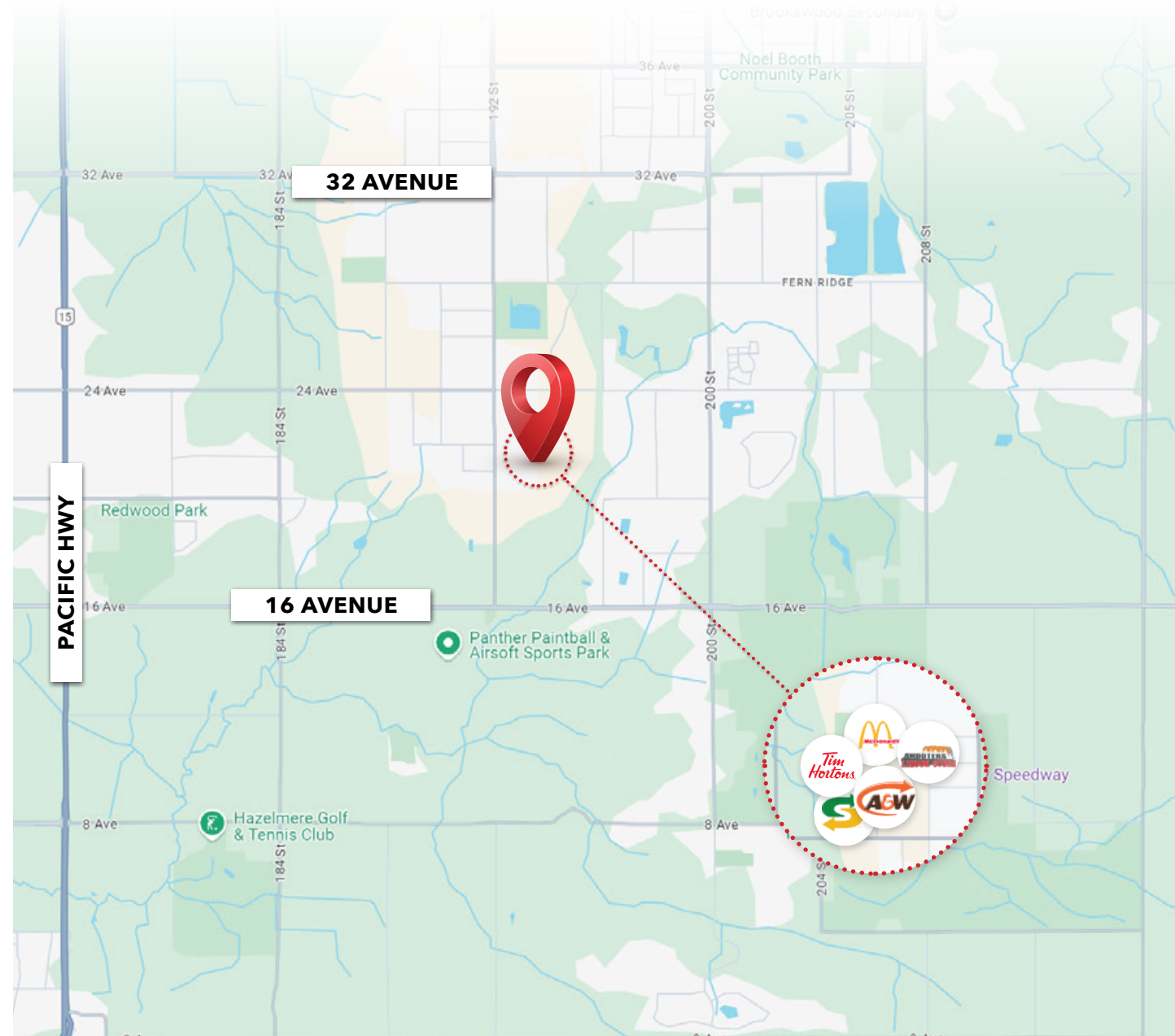
Strata Lot Size	11,822 SF (all ground floor, no mezzanine)
PID	030-061-458
Zoning	IB2 - Business Park 2 Zone
Property Taxes	\$60,435.56 (2024)
Strata Fees	\$1,115.85 per month + GST
Asking Price	\$6,450,000 (\$545/PSF)
Possession	Upon Closing

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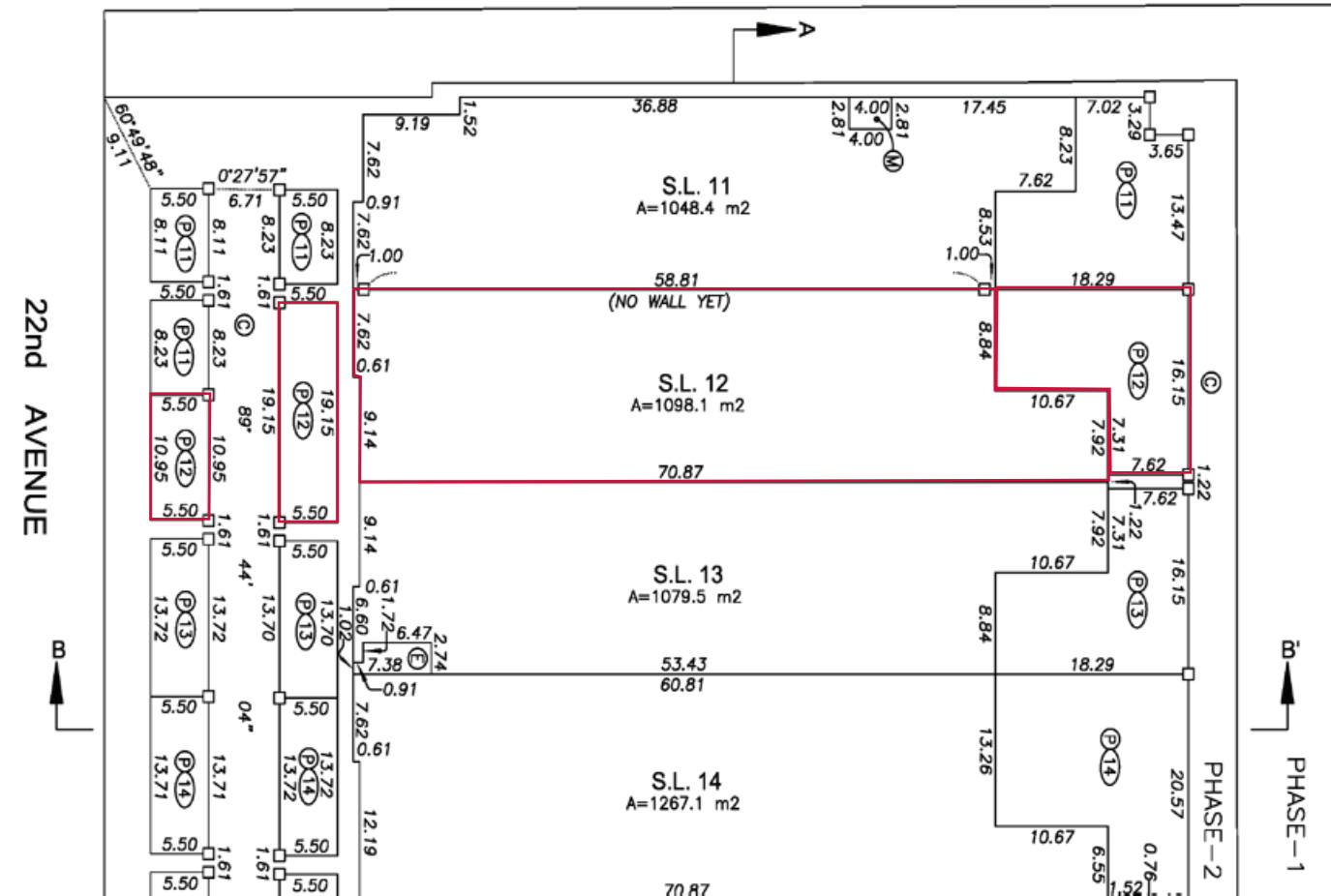
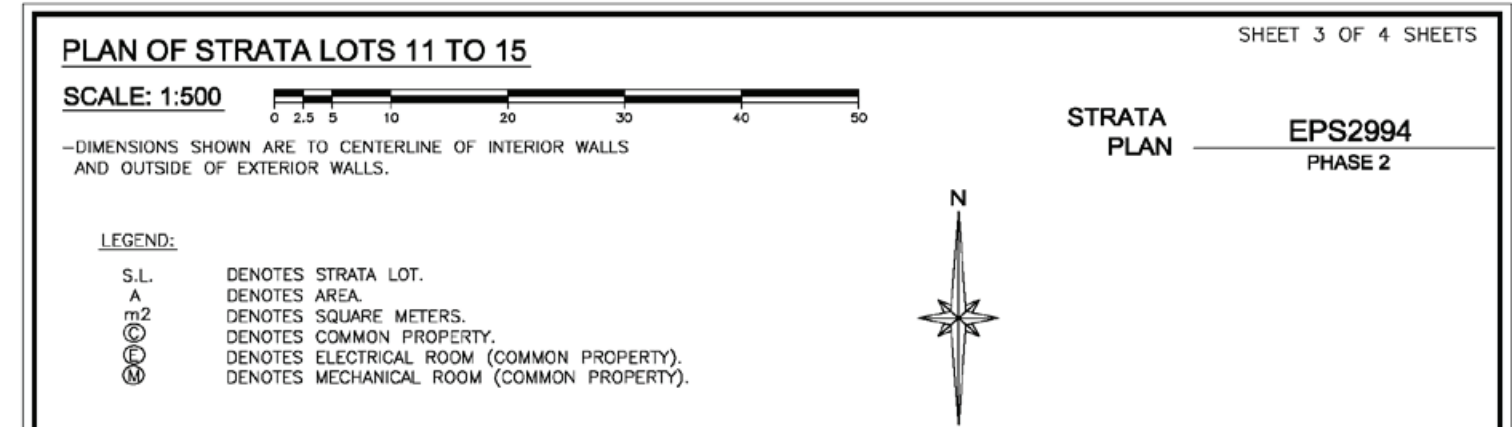
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Location Overview

Twin Creeks Business Centre is located on the east side of 192nd Street just north of 22nd Avenue in Campbell Heights Business Park. Campbell Heights is known as one of the most successful and well-planned business parks in the Lower Mainland. Its strategic positioning offers convenient access to major transportation routes including Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue), and Highway 1. With multiple truck routes and proximity to the US border, this area is an efficient distribution hub.



Strata Plan



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