

202 - 19138 26 Ave, Surrey

FOR SALE

2,608 SF light industrial warehouse in Campbell Heights

momentum



Wells Macey

PARTNER COMMERCIAL

778.242.9405

wells@momentuminc.com

Brendon Schmidt

COMMERCIAL LEAD

604.615.9349

brendon@momentuminc.com



# OPPORTUNITY

Efficient, clean small-bay industrial in Campbell Heights.

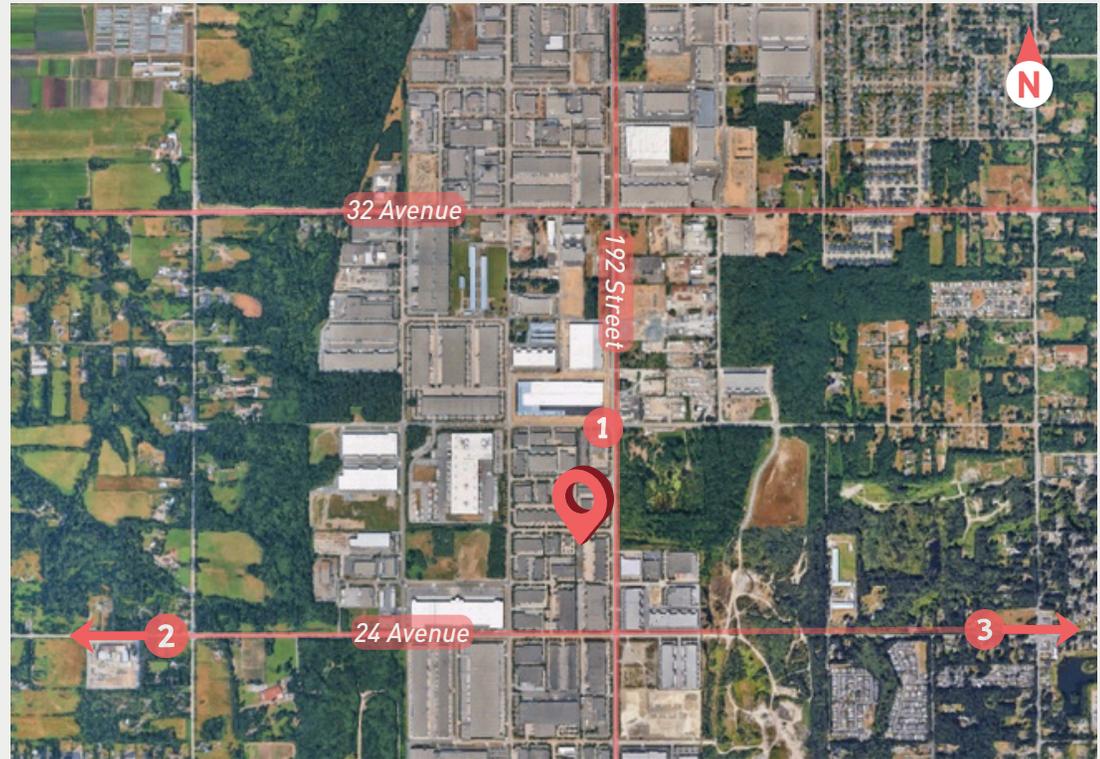
Unit 202 offers 2,608 SF of functional warehouse space with an open layout and upgraded power (100A @ 600V, 3-phase)—ideal for users needing reliable electrical capacity for light manufacturing, service, or distribution.

The unit features a grade-level loading door for straightforward shipping/receiving, oversized loading bay for easy truck manoeuvrability, and a 22' clear ceiling height that supports racking and efficient vertical storage.

The building is well maintained, offering a professional environment for owner-users or tenants alike.

A dust collection system can be included for groups requiring production-ready infrastructure.

# LOCATION



1 A&W, Tim Hortons

2 To South Surrey /  
Morgan Heights

3 To Langley

## HIGHLIGHTS



100A / 600V / 3Ph



Central Location with  
Easy Highway Access



Ample Parking



Grade Loading Door



Well-Managed Building

# SALIENT DETAILS

ADDRESS	202 - 19138 26 Avenue Surrey, BC
PID	027-335-739
AREA	2,608 SF
ZONING	IB-1 (Zoning Bylaw can be Provided upon Request)
ASKING PRICE	\$1,356,160 (\$520 PSF)
PROPERTY TAXES	\$15,845.09 (2026)
STRATA FEES	\$453.43 Per Month
PARKING	3 Designated Spaces
CEILING	22' Clear Height
LOADING	(1) Grade Level Door
POWER	100A / 600V / 3Ph
AVAILABILITY	Contact Listing Agents

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## CONTACT FOR MORE INFORMATION

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