

207 - 19138 26 Ave, Surrey

4,159 SF light industrial warehouse in Campbell Heights

FOR SALE

momentum



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# OPPORTUNITY

Versatile small-bay industrial with permitted second floor and specialized improvements.

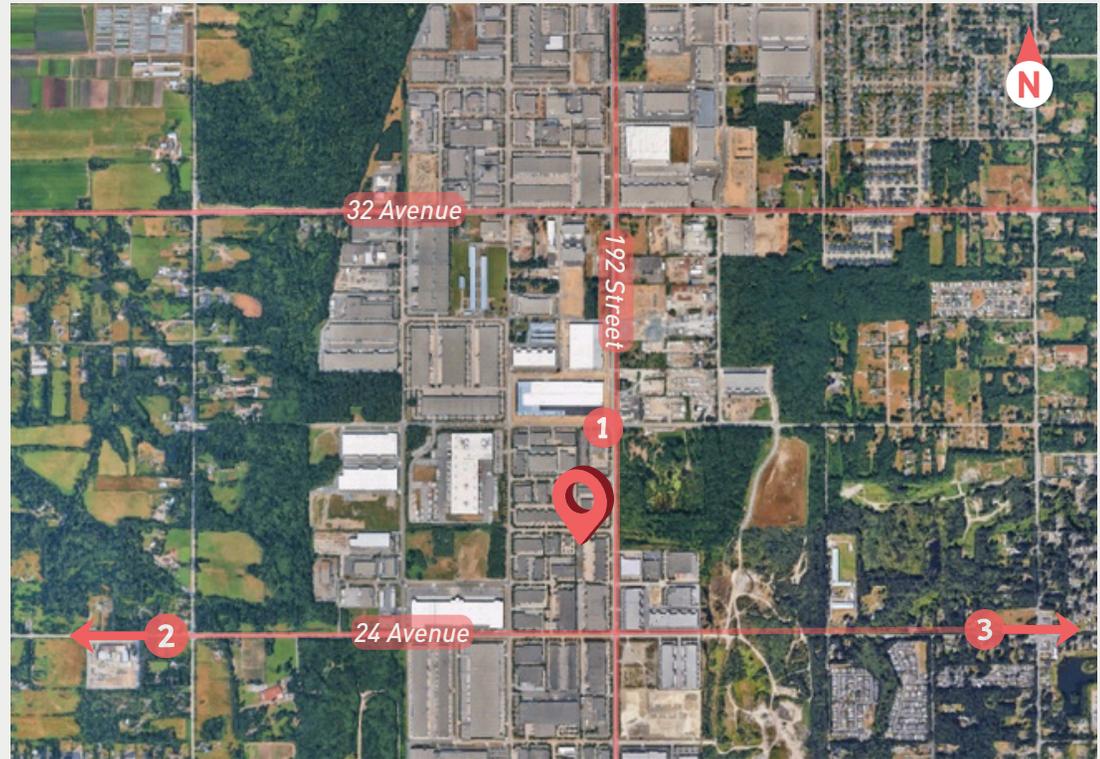
Unit 207 totals 4,159 SF, comprised of 2,593 SF on the main floor plus a permitted second-floor area, providing a flexible mix of warehouse and ancillary space for operations that need both production and support functions.

The unit includes upgraded power (100A @ 600V, 3-phase) and a grade-level loading door for efficient logistics. With 22' clear ceiling height on 40% of the main floor, the space accommodates racking and streamlined warehousing.

For users with specialized requirements, a full spray booth can be included, creating a compelling turnkey option.

The building is well maintained, making this a strong fit for owner-occupiers or investors seeking high-utility industrial product in Campbell Heights.

# 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



Full Spray Booth

# SALIENT DETAILS

ADDRESS	207 - 19138 26 Avenue Surrey, BC
PID	027-335-780
AREA	4,159 SF
ZONING	IB-1 (Zoning Bylaw can be Provided upon Request)
ASKING PRICE	\$2,162,680 (\$520 PSF)
PROPERTY TAXES	\$12,903.47 (2026)
STRATA FEES	\$451.57 Per Month
PARKING	4 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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