

**AVISON
YOUNG**

For Sale or Lease

Unit 104 - 2567 192nd Street
Surrey, BC

PRICE AND LEASE RATE REDUCED



High-exposure 8,823 sf
warehouse & office unit with
dock loading along 192nd
Street in Campbell Heights

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Property details

AVAILABLE AREA

Office	2,100 sf
Warehouse	6,723 sf
Total	8,823 sf*

*All ground level area - no existing mezzanine

ZONING

IB-1 (Business Park 1) permits a wide range of light impact industrial uses including, but not limited to warehouse, distribution, manufacturing, wholesale and retail.

PID

027-335-909

LEGAL DESCRIPTION

Strata Lot 19, Plan BCS2687, Section 21, Township 7, New Westminster Land District, together with an interest in the common property in proportion to the unit entitlement of the strata lot of as shown on Form V

REDUCED ASKING PRICE

\$4,850,000

REDUCED LEASE RATE

\$19.95 psf, net

STRATA FEES

\$1,500.07 per month

PROPERTY TAXES (2024)

\$41,587.50

AVAILABILITY DATE

Immediately

Opportunity

Avison Young is proud to present the opportunity to acquire or lease a high-quality, 8,823 sf warehouse unit with professionally finished office space and two dock level loading doors at Latimer Lake Business Centre in Campbell Heights.

Location

The unit features outstanding exposure to 192nd Street in South Surrey's Campbell Heights Business Park. This highly sought-after industrial area is well-connected to Highway 15, Highway 99 and is just 10-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.

Key highlights



Concrete tilt-up construction and abundant glazing for natural light



Excellent exposure along 192nd Street



24' clear ceiling height in the warehouse



Two (2) dock level loading doors with large loading courts for 53' trailers



3-phase electrical service



LED warehouse lighting



Forced air and HVAC throughout

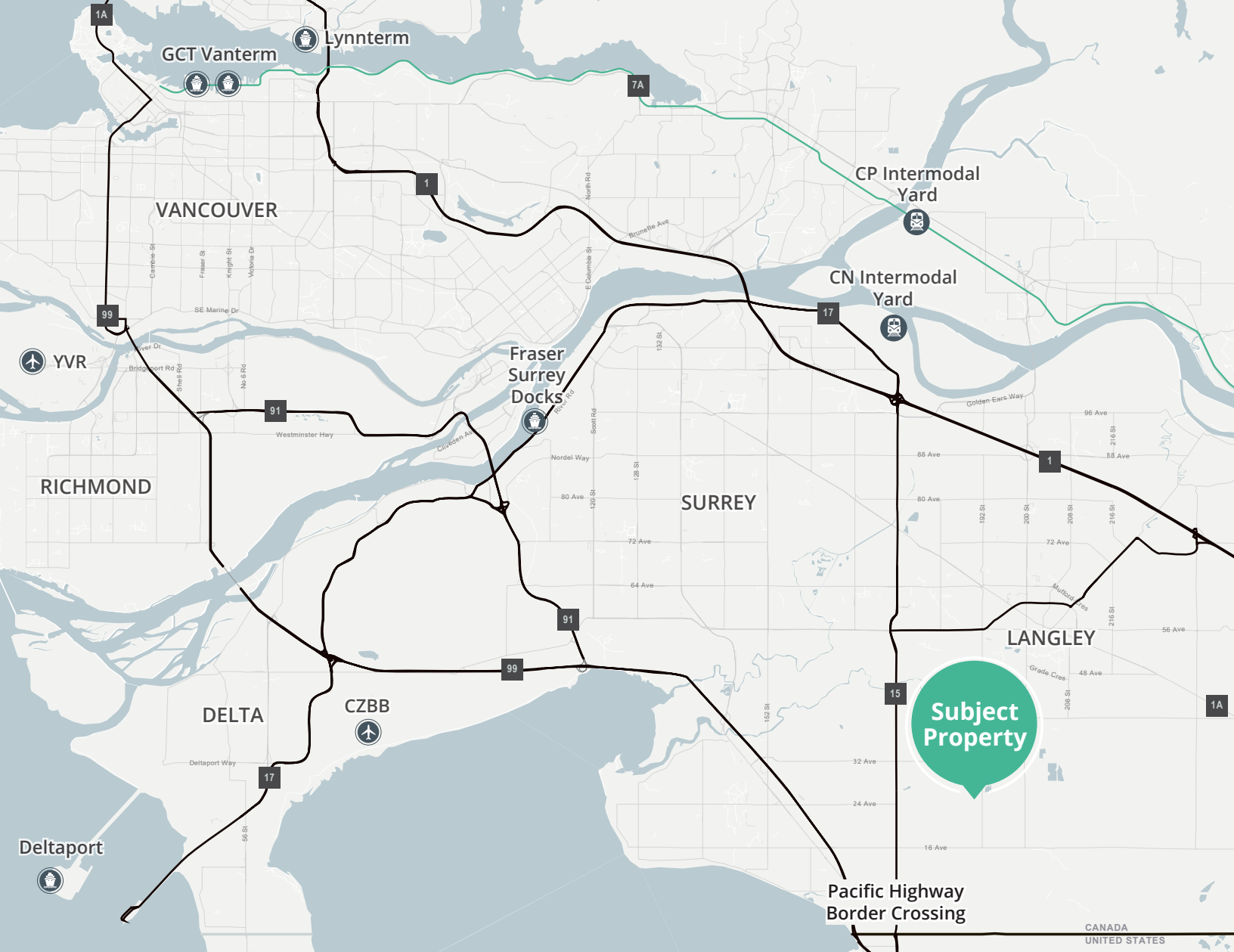


2,100 sf of professionally finished office space with air conditioning



VIEW MORE IMAGES





Drive Times

05 minutes to
Highway 15

10 minutes to
Highway 99

10 minutes to
Canada/US Border

13 minutes to
Langley City

20 minutes to
Highway 1

25 minutes to
Highway 17

Contact for more information

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