

**AVISON  
YOUNG**

# FOR LEASE

18745 24th Avenue, Surrey, BC



**72,107 sf** build-to-suit opportunity  
in Campbell Heights

APPROVED DEVELOPMENT PERMIT

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Renderings are for illustrative purposes only

# EXCEPTIONAL OPPORTUNITY

Avison Young is proud to introduce an exceptional opportunity to lease a top-tier build-to-suit industrial property in Surrey's Campbell Heights Business Park.

With an approved development permit secured, the property boasts 72,107 square feet of freestanding warehouse and office space on 3.3 acres. The development sets the standard with industry-leading 40' clear ceiling height, maximizing cubic capacity and operational efficiency.

Featuring prominent visibility along 24th Avenue in one of Metro Vancouver's most sought-after industrial parks, occupiers will benefit from immediate access to the local highway network and the Canada/USA border.



**BUILDING AREA**  
**72,107 sf**



**SITE SIZE**  
**3.3 acres**



**CEILING HEIGHT**  
**40' clear**



**LOADING**  
**Six (6) dock and one (1) grade**



**ZONING**  
**CD (Comprehensive Development)**



**TIMELINE**  
**Approved development permit from the City of Surrey**



# OPTIMIZED FOR EFFICIENCY

## BUILDING AREA

Warehouse	68,632 sf
Office	3,475 sf
<b>Total</b>	<b>72,107 sf</b>

## SITE SIZE

3.3 acres

## ZONING

CD (Comprehensive Development) permits a wide range of light impact industrial uses, including warehouse, distribution, research and development, ancillary office, and general service.

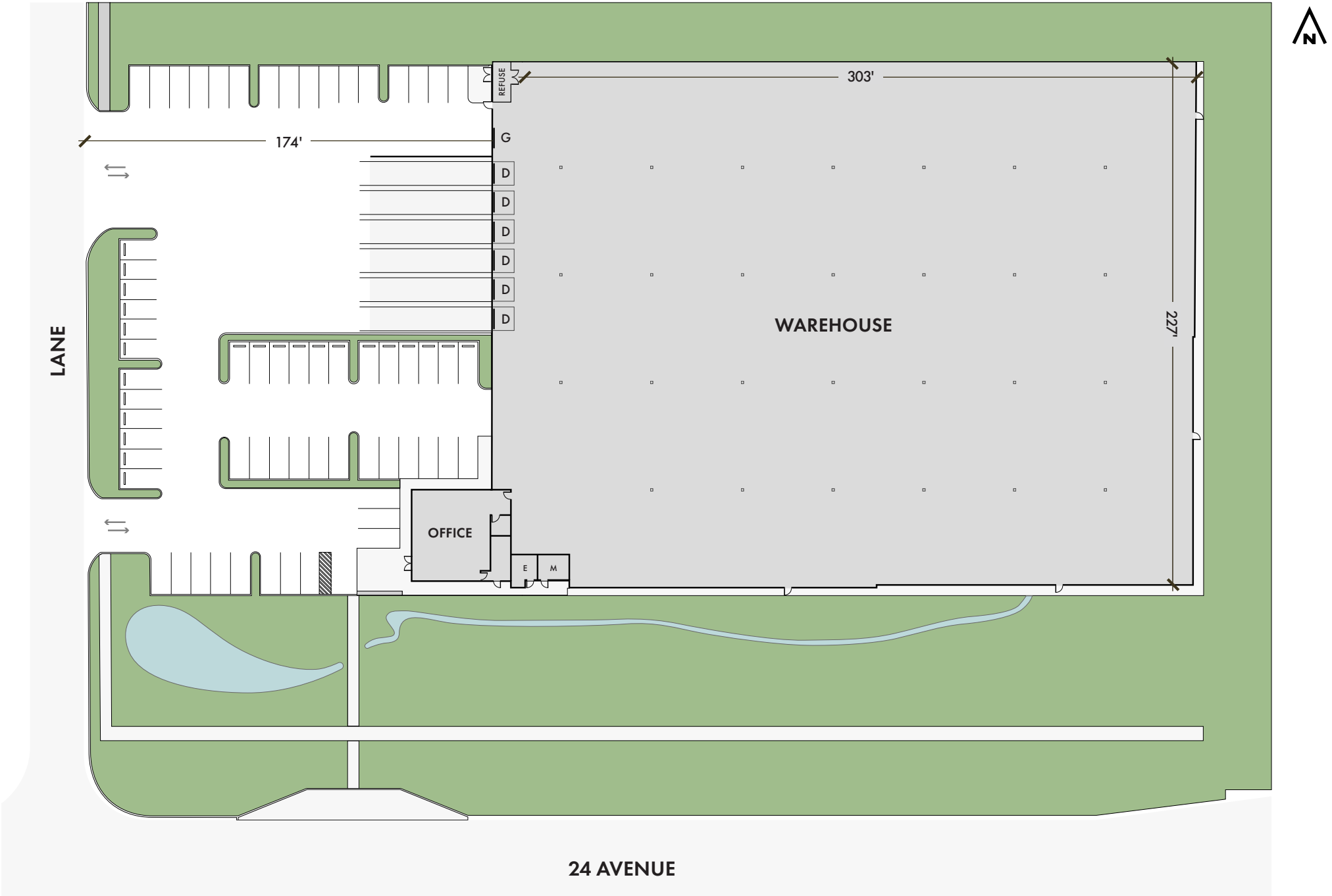
## LEASE RATE

\$22.75 psf, net

Boasting an unparalleled warehouse height of 40' clear, the design maximizes efficiency and cubic capacity.

↑ **20% Gain**  
IN CUBIC CAPACITY

*\*compared to 32' clear ceilings*



## Industry-leading specifications

CEILING HEIGHT  
**40' clear**

DOCK-LEVEL LOADING DOORS  
**Six (6)**

GRADE-LEVEL LOADING DOOR  
**One (1)**

WAREHOUSE LIGHTING  
**High efficiency LED**

FLOOR LOAD  
**500 lbs psf**

COLUMN SPACING  
**46" x 56"**

3-PHASE ELECTRICAL SERVICE  
**1600 amps/600 volts\***

*\*capacity to increase*

SPRINKLERS  
**ESFR**

EXTENSIVE GLAZING  
**Ample natural light**

PARKING STALLS  
**65**





# UNPARALLELED LOCATION & CONNECTIVITY


The property is located west of 188th Street and features prime exposure to 24th Avenue in the centre of South Surrey's Campbell Heights Business Park. As one of Metro Vancouver's most desirable industrial locations, Campbell Heights is well-connected to the local highway network, facilitating the convenient transportation of goods throughout the Lower Mainland and Pacific Northwest.

This exceptional location provides seamless connections to Highways 1, 10, 15, 99 and is a mere 9-minute drive to the Pacific Highway Canada/USA Border Crossing. Conveniently serviced by the 531 bus line, commuters have direct access to White Rock or Langley Centre, and the future 203rd Street SkyTrain Station.

## Demographics

 **28,489**  
Population within 5km

 **14,945**  
Labour force within 5km

 **18%** of the local labour force is employed in the manufacturing, wholesale, transportation and warehouse sectors

## Notable tenants

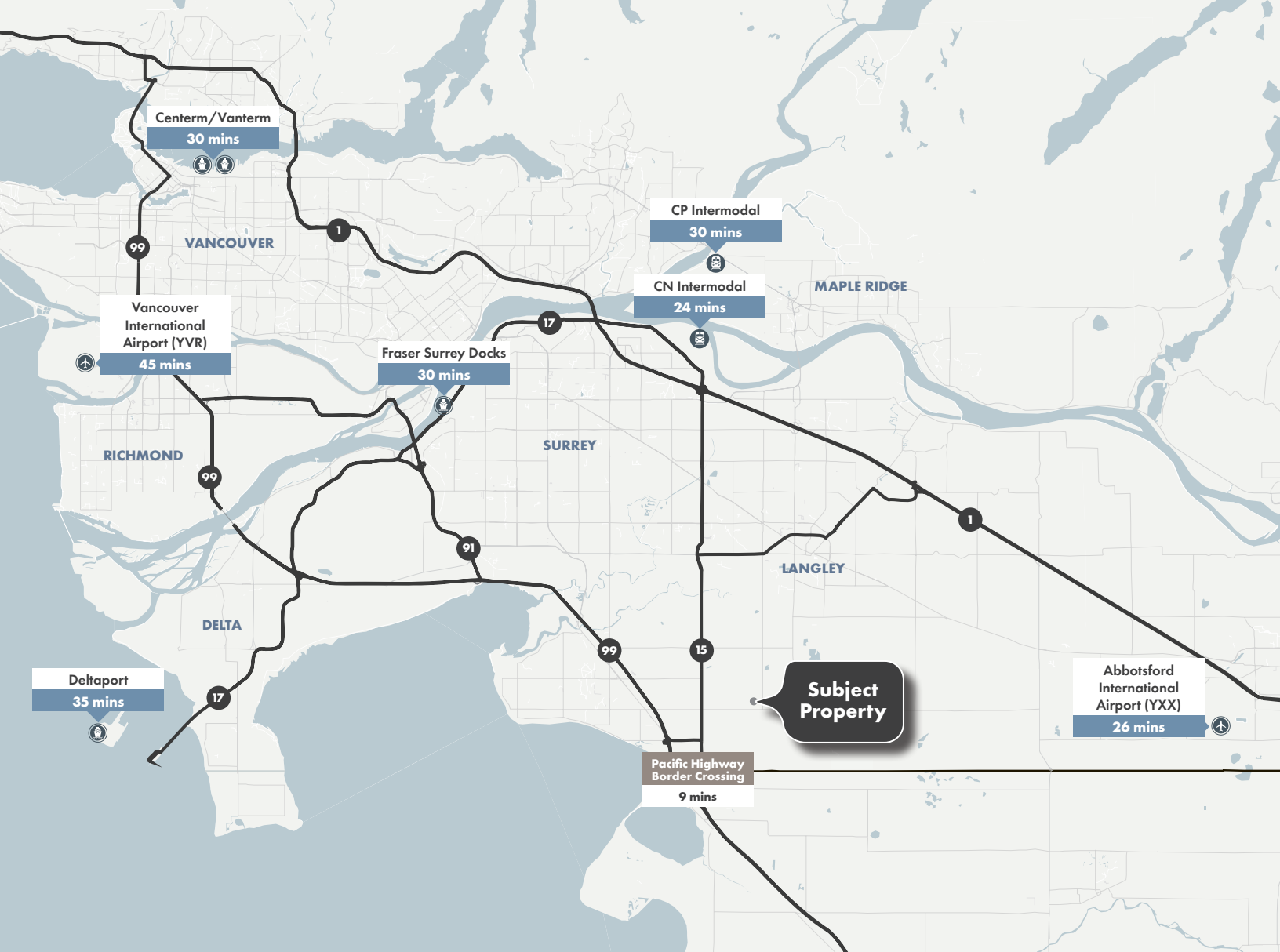
1. Trimlite Manufacturing
2. Amazon
3. Loblaws
4. Walmart
5. Skechers
6. Iron Mountain
7. Sobeys
8. Oak + Fort
9. MEC
10. Structube
11. UPS
12. DSV

## Restaurants

1. A&W Canada
2. Subway
3. Quesada
4. Pizza Hut
5. The Biryani Chef
6. Tim Hortons

 **Bus 531**  
White Rock Centre/Willowbrook





## Drive Times

Highway 15	3 mins	Highway 91	17 mins
Highway 99	8 mins	Highway 1	20 mins
Highway 10	8 mins	Highway 17	21 mins

## For more information, please contact:

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**CANADA  
BEST  
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