

**AVISON
YOUNG**

For Sale

**#105 - 2455 192nd Street
Surrey, BC**



15,844 sf warehouse/office
unit with dock & grade
loading along 192nd Street
in Campbell Heights

Garth White*

Principal, SIOR
604 757 4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

Jen Schroer

Associate
604 647 1359
jen.schroer@avisonyoung.com

Joe Lehman*

Principal
604 757 4958
joe.lehman@avisonyoung.com
**Joe Lehman Personal Real Estate Corporation*

Property details

AVAILABLE AREA

Warehouse	11,657 sf
Ground floor office	2,115 sf
Second floor office	2,072 sf
Total	15,844 sf*

*measurements to be verified by purchaser

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

028-527-551

LEGAL DESCRIPTION

Strata Lot 5 Section 21 Township 7 New Westminster District Strata Plan BCS4049 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V

YEAR BUILT

2011

MONTHLY STRATA FEES

\$1,054.27

PROPERTY TAXES (2024)

\$64,162.47

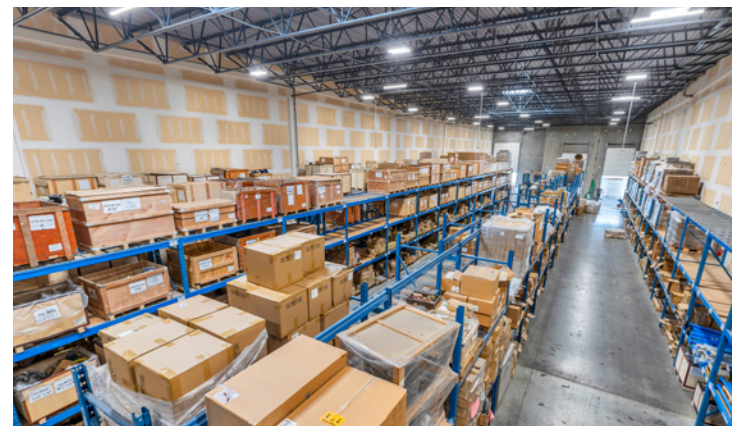
ASKING PRICE

\$9,110,000








Opportunity

Avison Young is pleased to offer a prime opportunity to acquire a well-maintained 15,844 sf warehouse unit featuring two floors of modern, well-improved office areas with ample glazing, providing an abundance of natural light.








The 11,657 sf warehouse is equipped with two dock level loading doors, and one grade level loading door, offering a spacious and efficient warehouse space, ideal for distribution, manufacturing, or storage.



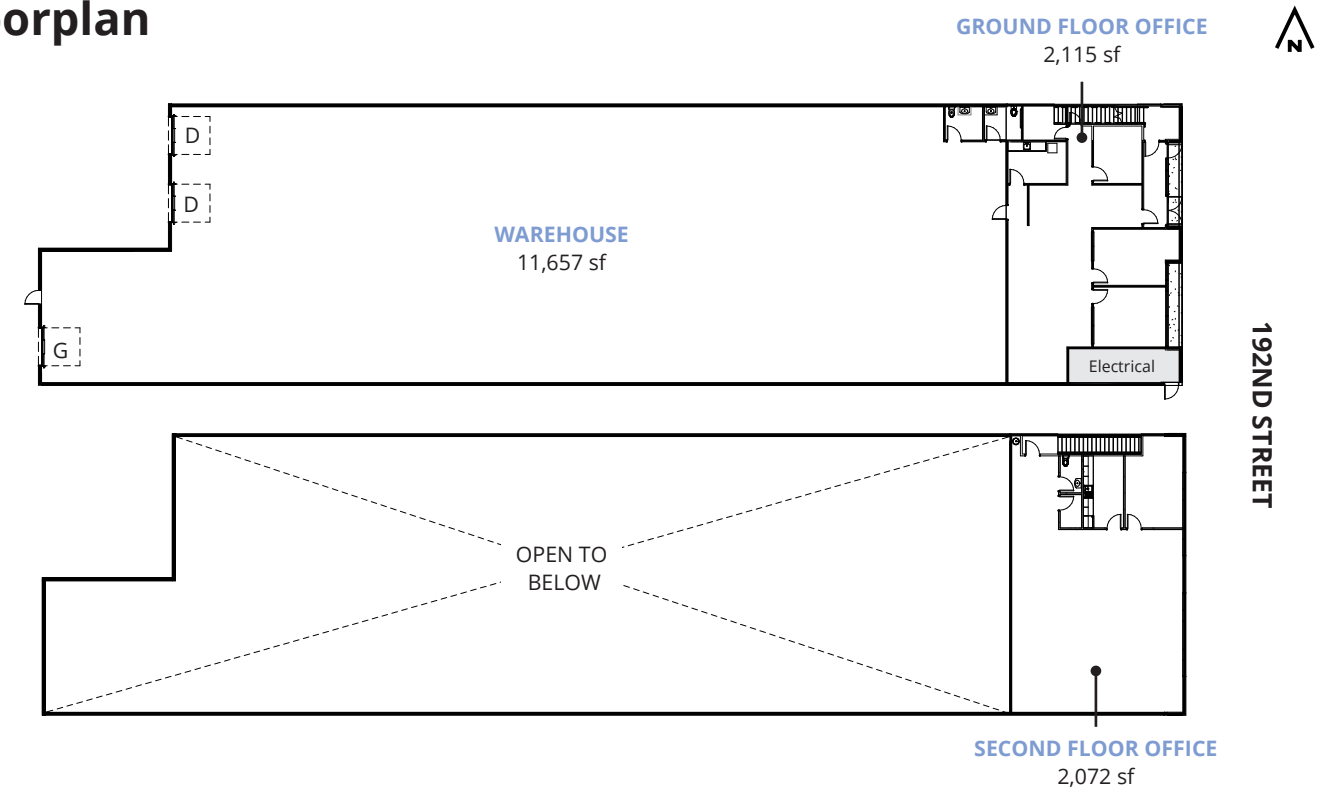
Warehouse features

-  Structural steel frame with pre-cast concrete wall panels and stone finishes
-  26' clear ceiling height
-  Two (2) dock level loading doors
-  One (1) grade level loading door
-  200 amps, 347/600 volts, 3-phase electrical service
-  Opportunity to purchase existing racking
-  LED warehouse lighting

Office features

-  4,187 sf of improved office space over two levels
-  Separate access to the second floor
-  Second floor is improved with an open office area, private office, kitchenette and washroom
-  Abundant glazing for ample natural light
-  HVAC throughout
-  Thirteen (13) dedicated parking stalls
-  Excellent exposure along 192nd Street and located just north of 24th Avenue

Floorplan





LOCATION

The unit features outstanding exposure to 192nd Street and is located just north of 24th Avenue 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.

DRIVE TIMES

Highway 15	6 minutes
Highway 99	10 minutes
Canada/US Border	10 minutes
Langley City	12 minutes
Highway 1	20 minutes
Highway 17	24 minutes

Contact for more information

Garth White*

Principal, SIOR

604 757 4960

garth.white@avisonyoung.com

**Garth White Personal Real Estate Corporation*

Joe Lehman*

Principal

604 757 4958

joe.lehman@avisonyoung.com

**Joe Lehman Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Jen Schroer

Associate

604 647 1359

jen.schroer@avisonyoung.com

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member