

**AVISON  
YOUNG**

# For Lease

**#101 & 102 - 19130 24th Avenue**  
Surrey, BC



3,397 sf - 10,211 sf warehouse  
and office space with dock and  
grade loading

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## Property details

### UNIT 101

6,814 sf

### UNIT 102

3,397 sf

*\*Units 101 and 102 may be combined to create up to 10,211 sf of contiguous space. All measurements and the site plan are to be verified by the tenant.*

### ZONING

IB-2 (Business Park 2) zoning accommodates a wide range of light impact industrial uses, including warehouse, wholesale and distribution.

### LEASE RATE

\$19.50 psf, net

### ADDITIONAL RENT

\$3.95 psf\*

*\*Plus management fee - 7% of base rent*

### AVAILABLE

Immediately

## Opportunity

Avison Young is pleased to offer a prime opportunity to lease 3,397 to 10,211 square feet of well maintained warehouse space at Onni's Campbell Heights East Business Park. The space comprises two units that may be leased together or separately and features efficient layouts with improved office areas, rear dock and grade loading.

## Location

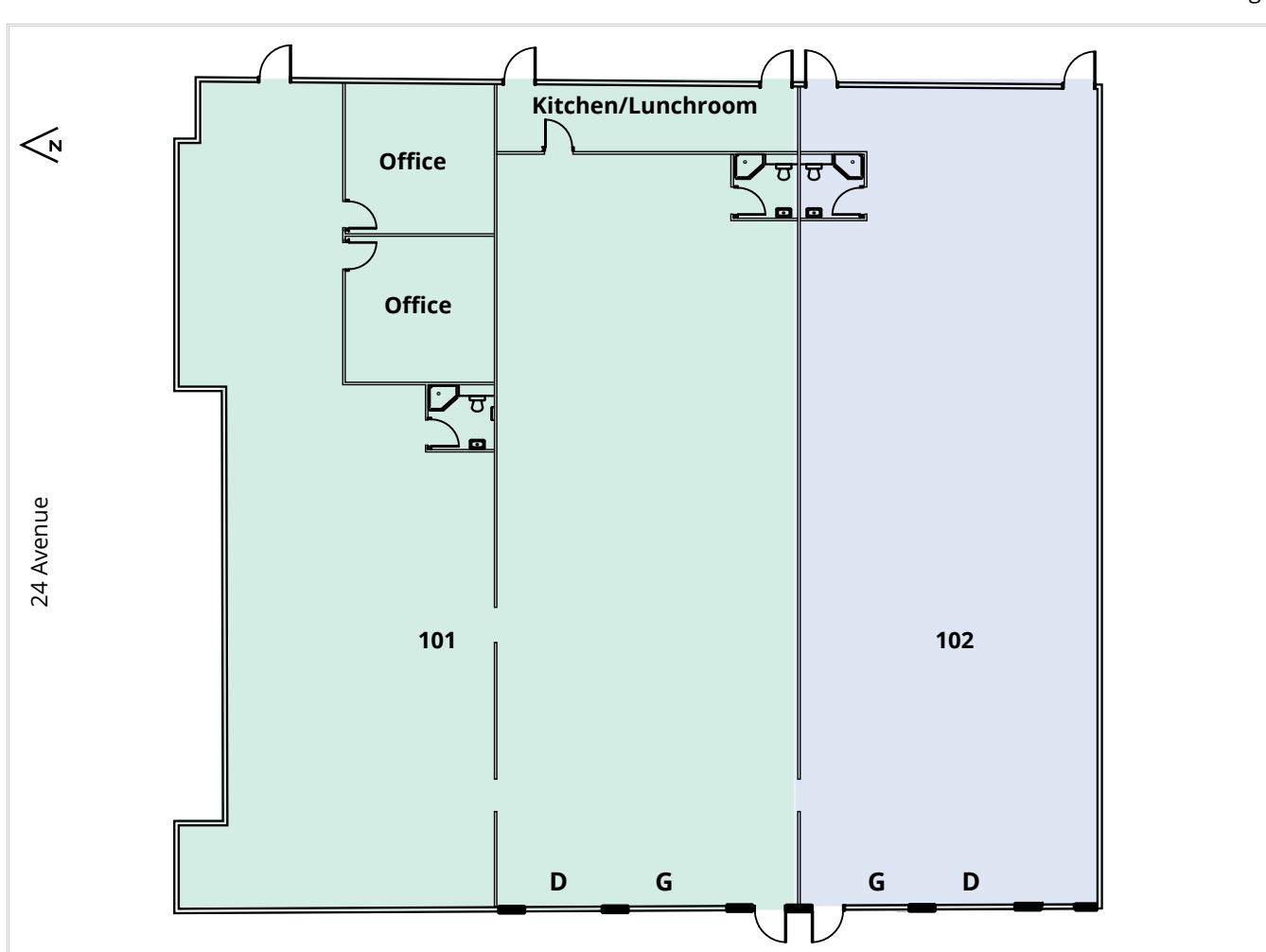
Located just south of 24th Avenue, between 190th Street and 192nd Street in South Surrey, Campbell Heights East Business Park is well-connected to Highway 15, Highway 99 and is just 15 minutes from the Canada / USA border.

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.

## Property features

-  24' clear ceiling height
-  One (1) dock loading door and one (1) grade loading door per unit
-  130' loading court for ample truck maneuvering room
-  3-phase power
-  ESFR fire protection sprinkler system
-  Private offices with kitchen/lunchroom unit 101
-  Two (2) washrooms in unit 101, one (1) washroom in unit 102
-  Professionally owned and managed by Onni Group

## Floorplan





## Contact for more information

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