

**AVISON
YOUNG**

onni[®]
group

For Lease

Units 101 - 108
18822 24th Avenue
Surrey, BC



**CAMPBELL
HEIGHTS
WEST**
BUSINESS PARK



12,017 sf up to 96,480 sf of
modern, tier-1 distribution
space in Campbell Heights

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Property details

CONSTRUCTION

Insulated, concrete tilt-up panels

CEILING HEIGHT

32' clear

POWER

100 amp, 347/600 volt 3-phase electrical service per unit

FLOOR LOAD

700 lbs psf

SPRINKLERS

ESFR sprinkler system

LIGHTING

Energy efficient, T5H0 lighting on motion sensors

ZONING

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

ASKING LEASE RATE

Please contact the listing team

ADDITIONAL RENT

\$2.98 psf (2023) plus management fees

Opportunity

Exclusive opportunity to lease 12,017 sf up to 96,480 sf of modern, tier-1 distribution space at Onni's Campbell Heights West Business Park in South Surrey.

Completed in 2018, this high-quality, thoughtfully-designed development is tailored to light impact industrial users and is well connected to Metro Vancouver's highway network, facilitating the convenient transportation of goods throughout the Lower Mainland.

Key features



Quality Onni construction, ample glazing and attractive landscaping



Direct exposure along 24th Avenue



Multiple access points and 150' loading courtyard



Three (3) dock and one (1) grade level loading door per unit

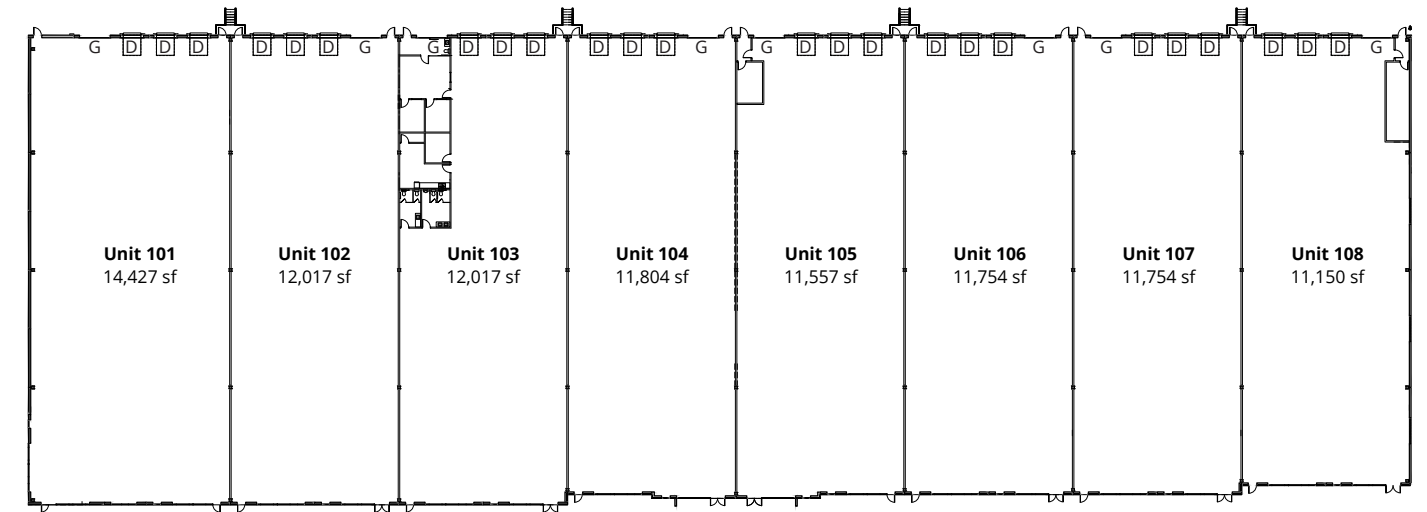


Hydraulic dock levellers, bumpers and canopies



2,000 sf of existing office space in Unit 102 and 1,500 sf of existing office space in Unit 103

Site plan



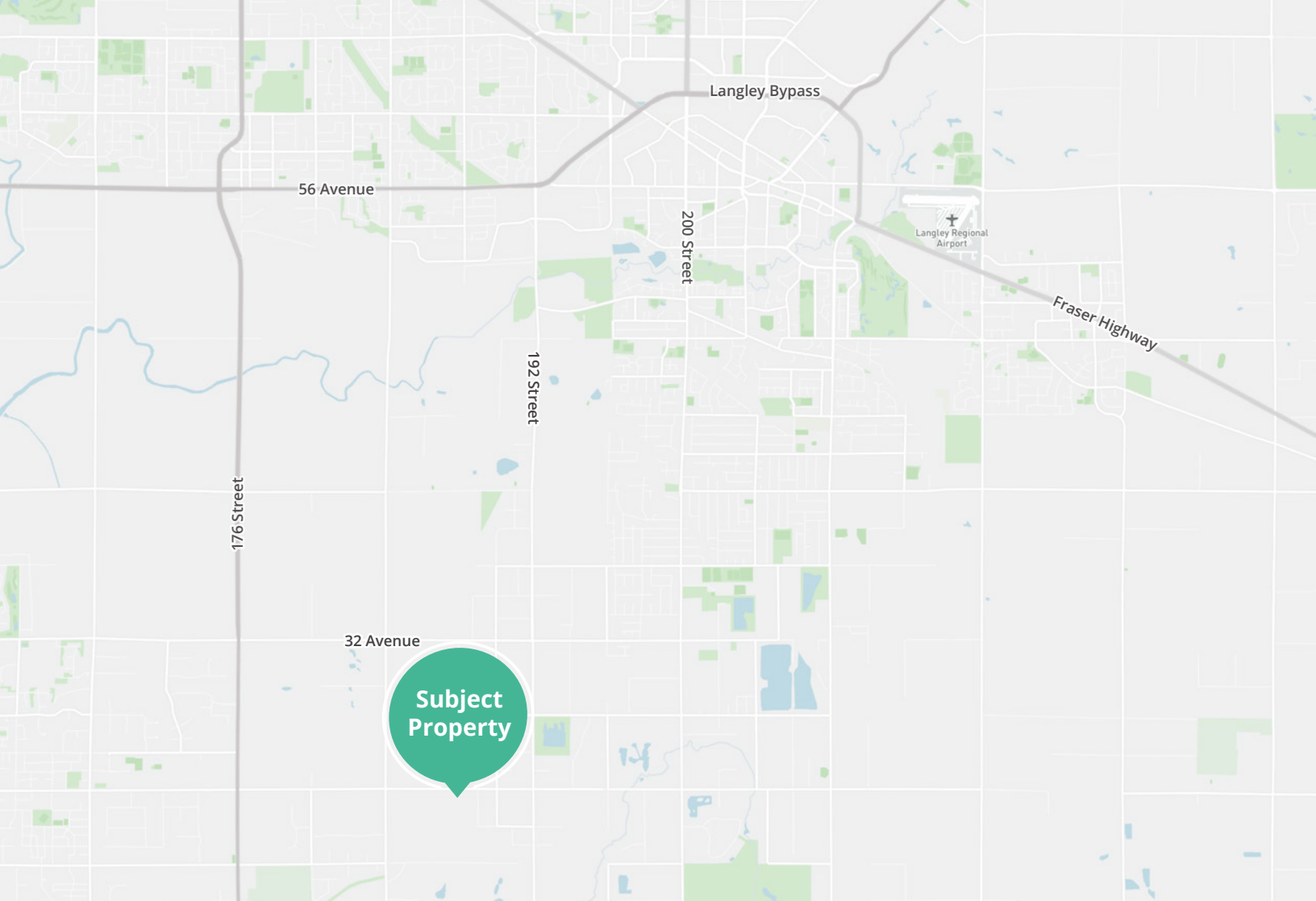
Current availability

Unit	101	102	103	104	105	106	107	108
Warehouse	14,427 sf	10,017 sf	10,517 sf	11,804 sf	11,557 sf	11,754 sf	11,754 sf	11,150 sf
Office	-	2,000 sf	1,500 sf	-	-	-	-	-
Total	14,427 sf	12,017 sf	12,017 sf	11,804 sf	11,557 sf	11,754 sf	11,754 sf	11,150 sf
Availability	December 2023	January 2024	February 2024	February 2024	February 2024	February 2024	February 2024	February 2024

*Units 101 & 102 are separately demised units

**Units 103 - 108 are contiguous units





Drive times

Highway 15	3 Minutes
Highway 10	8 Minutes
Highway 99	10 Minutes
Canada / USA Border	15 Minutes
Langley City	15 Minutes
Highway 1	20 Minutes



Location

Located on 24th Avenue in South Surrey, Campbell Heights West 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.

Contact for more information

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