

# FOR LEASE UNIT 103 AND 203 19099 25<sup>TH</sup> AVENUE

SURREY, BC







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#### **LOCATION**

The subject property is located on the north side at the end of the 25th Avenue cul-de-sac within the Campbell Heights Business Park of South Surrey. Campbell Heights' central location provides easy access to Hwy 99, Hwy 91, Hwy 15 (176th St.), Hwy 10 (56th Ave.), and Hwy 1. In addition, the US border crossing is only few short minutes away. Multiple truck routes in Campbell Heights allow for easy access and egress. Design guidelines and stringent landscape requirements ensure Campbell Heights' high quality and visual appearance standards are well-maintained.

### **PROPERTY FEATURES**

- Cul-de-sac location
- · Ample parking
- Multiple private ground floor offices
- · Approximately 24' clear ceiling heights
- 3 phase electrical power (tenant to verify)
- Multiple bathrooms
- · Lunchroom with kitchenette
- Three (3) dock loading doors
- One (1) grade loading door
- · Skylights in warehouse
- Radiant tube heating
- Fluorescent lighting

#### **UNIT SIZES**

Units 103 and 203:

Office	2,853 SF
Warehouse	7,436 SF
Main floor area	10,289 SF
Second floor office	2,963 SF
Total Available Area	13.252 SF

Additional second floor office of up to 6,273 sf can be made available for lease within Units 201 and 202.

#### **BASIC LEASE RATE**

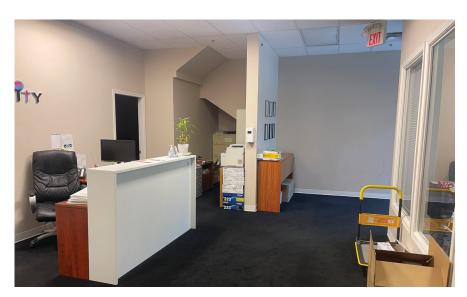
Units 103 and 203: \$22.50 PSF, per annum, net Units 201 and 202: \$18.00 PSF, per annum, net

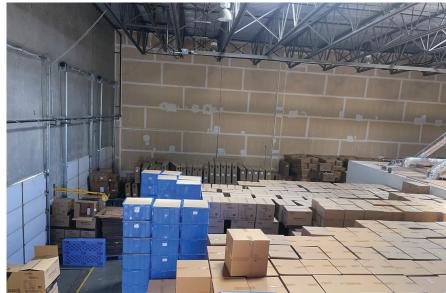
## **ADDITIONAL RENT (2023)**

Estimated at approximately \$5.32 PSF, per annum

# **AVAILABILITY**

January 1, 2024







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