



FOR LEASE
UNIT 103 AND 203
19099 25TH AVENUE
SURREY, BC



Rick Dhanda
Personal Real Estate Corporation
Associate Vice President, Industrial
+1 604 640 5816
rick.dhanda@ca.cushwake.com

Jot Mattu
Senior Associate, Industrial
+1 604 639 9352
jot.mattu@ca.cushwake.com

Kevin Volz
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@ca.cushwake.com

Andrew Green
Personal Real Estate Corporation
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+1 604 640 5800
andrew.green@ca.cushwake.com

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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