

FOR LEASE

UNIT 102

19099 25TH AVENUE

SURREY, BC

REDUCED ASKING RATE!
\$17 PSF NET

**10,289 SF
WAREHOUSE WITH
DOCK AND
GRADE LOADING**



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**CUSHMAN &
WAKEFIELD**



19099 25TH AVENUE



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PROPERTY DETAILS

Unit 102:

Main Floor Office	1,500 SF
Warehouse	8,789 SF
Available Area	10,289 SF

Optional 2nd Floor Office Space:

Units 201 and 202:	6,273 SF
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BASIC LEASE RATE

Unit 102: ~~\$19.00~~ \$17.00 PSF net

Units 201 & 202:
Please contact listing agents

ADDITIONAL RENT (2025)

Estimated at approximately \$5.90,
per annum, plus GST

AVAILABILITY

Immediate

porte[↑]
commercial

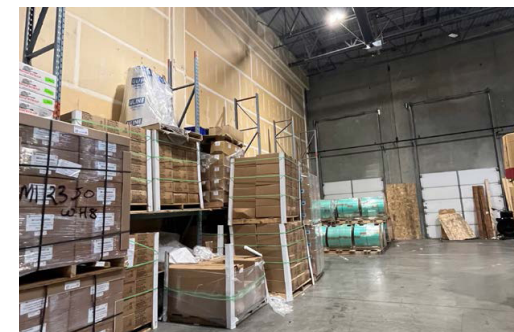
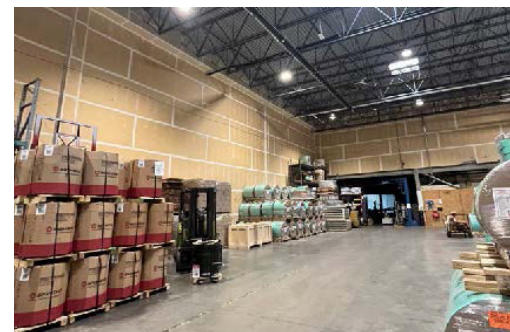
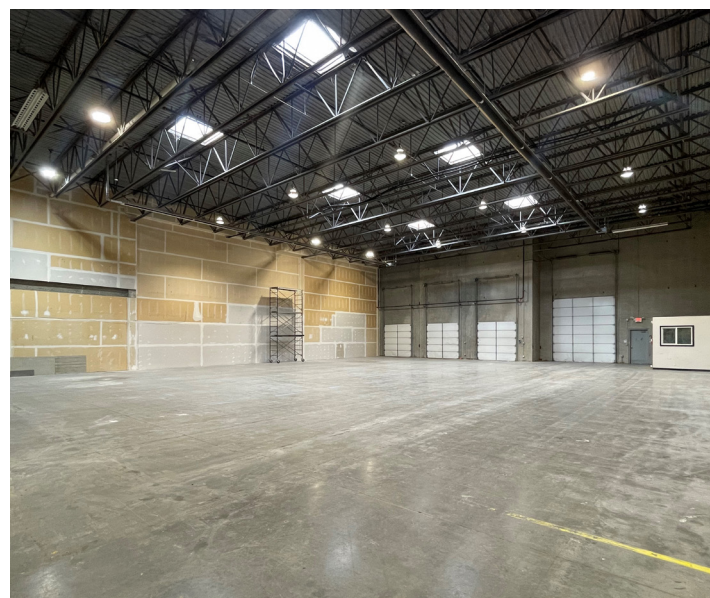
PROPERTY LOCATION

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

- Ample parking
- 3 phase electrical power (tenant to verify)
- Multiple bathrooms
- Lunchroom with kitchenette
- Radiant tube warehouse heating
- Fluorescent lighting
- Approximately 24' ceilings in warehouse
- Three (3) dock loading doors
- One (1) grade loading door





CONTACT INFORMATION

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