

**AVISON
YOUNG**

onni[®]
group

For Lease

18860 24th Avenue
Surrey, BC


**CAMPBELL
HEIGHTS
WEST**
BUSINESS PARK



Small-bay warehouse
space in Campbell
Heights with dock and
grade loading

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Opportunity

Exclusive opportunity to lease modern, small-bay warehouse space at Campbell Heights West Business Park in South Surrey.

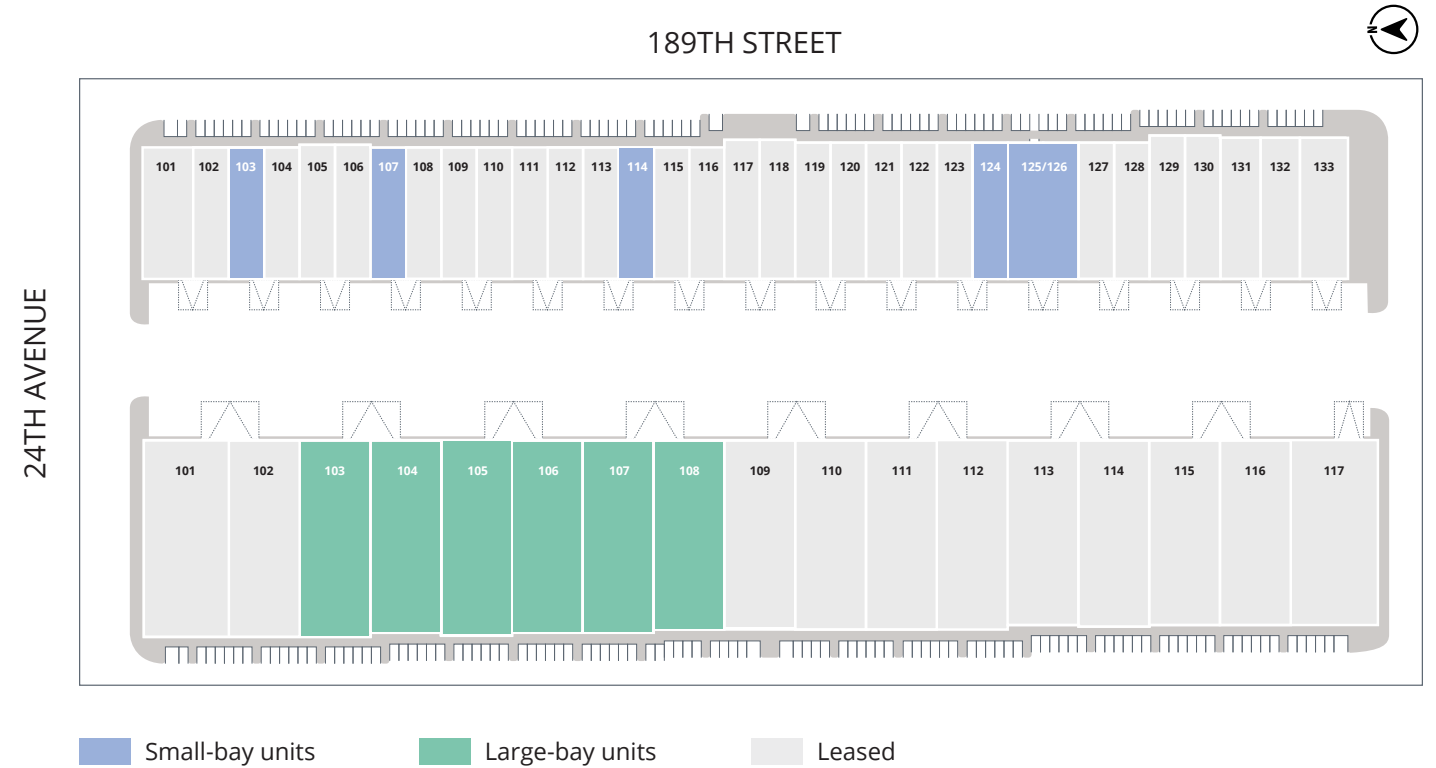
Completed in 2018, this high-quality, thoughtfully-designed development is tailored to light impact industrial users and is well-connected to Metro Vancouver's highway network, facilitating the convenient transportation of goods throughout the Lower Mainland.

Key features

-  Quality Onni construction, ample glazing and attractive landscaping
-  Direct exposure along 24th Avenue in Campbell Heights
-  Multiple access points and 150' loading courtyard
-  One (1) dock and one (1) grade level loading door per unit with concrete apron
-  Energy efficient, T5HO lighting on motion sensors



Site plan



Small-bay availability

Unit	103	107	114	124	125/126
Area	4,139 sf	4,147 sf	4,143 sf	4,159 sf	8,273 sf
Availability	Dec 1, 2024	June 1, 2024	July 1, 2024	Nov 1, 2024	Sept 1, 2024
Loading	1 dock 1 grade	1 dock 1 grade	1 dock 1 grade	1 dock 1 grade	2 dock 2 grade

[VIEW LARGE-BAY UNITS](#)

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

500 lbs psf

SPRINKLERS

ESFR sprinkler system

ZONING

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

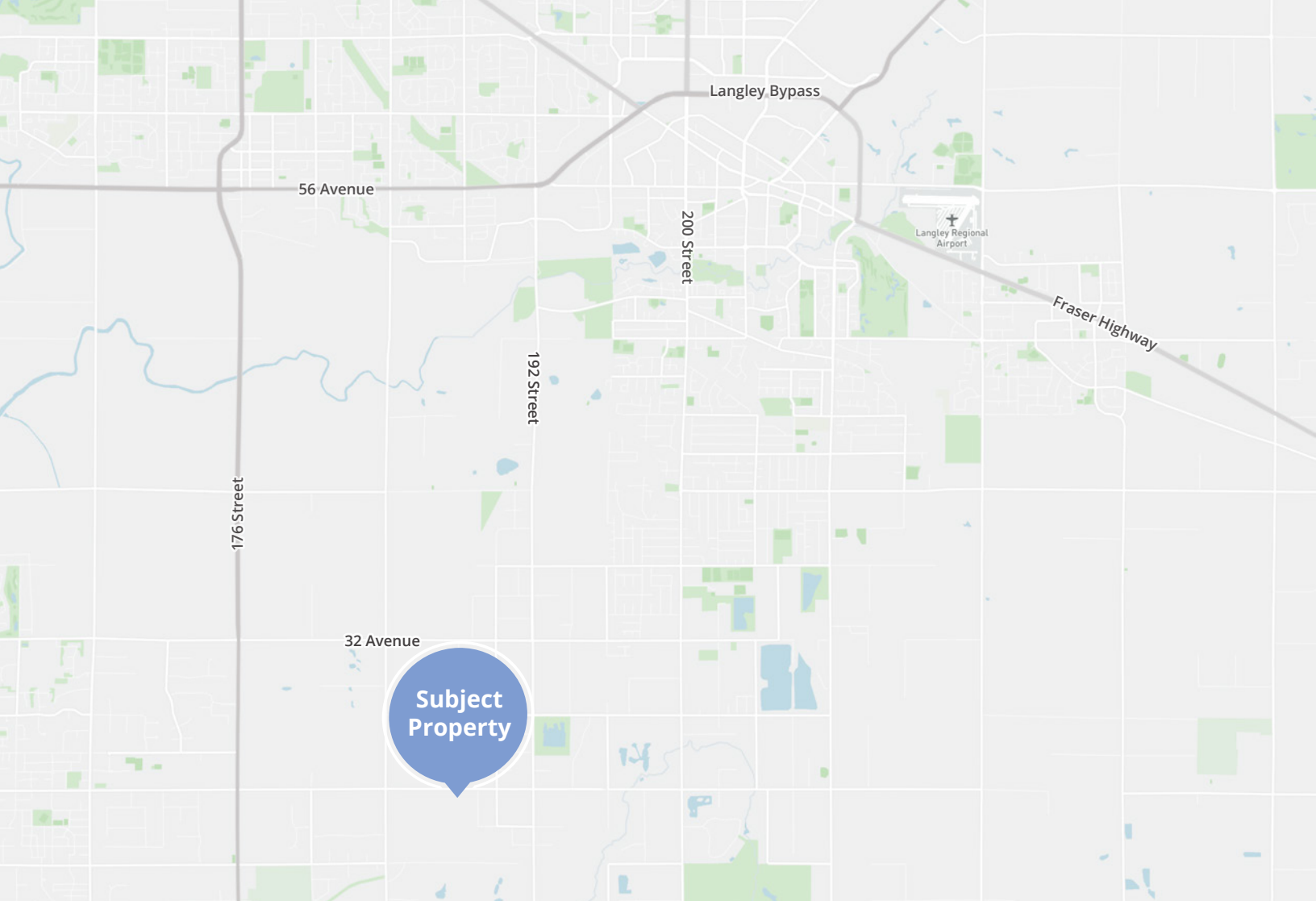
ASKING LEASE RATE

\$23.00 psf, net

ADDITIONAL RENT

\$3.58 psf (2024)*

*Does not include management fees: 7% of base rent



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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