

FOR LEASE

4,584 SF Industrial Warehouse with Office Space For Lease

Unit 1 - 19122 27 Avenue, Surrey

SITINGS

Colliers

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opportunity

Sitings Realty and Colliers are pleased to offer 4,584 SF industrial warehouse, office and showroom space located at Unit 1 - 19122 27 Avenue in Surrey, within Building B of the Campbell Heights Business Court. The Property is situated in the Campbell Heights Industrial District, an established and highly accessible industrial node. The development comprises two one-storey, tilt-up concrete buildings constructed in 2006, situated on 1.984 acres, and has been continuously utilized for multi-tenant light industrial purposes.

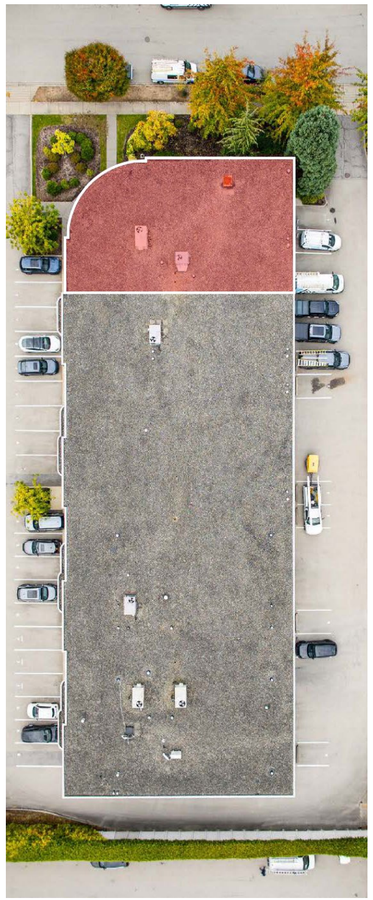
The Property benefits from prominent frontage along 27 Avenue, providing excellent access to 192 Street. This strategic location offers convenient connectivity to Highway 99, 176 Street, the Canada–U.S. border, and the broader Metro Vancouver transportation network.

The ground floor features a well-finished 1,292 SF showroom and reception area, complemented by approximately 2,000 SF of warehouse and workshop space. The mezzanine level comprises approximately 1,292 SF and includes a large open area, a private office, a two-piece washroom, and a coffee bar. The mezzanine is accessed via two separate staircases, allowing for functional separation between uses.







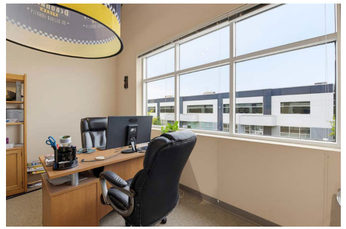


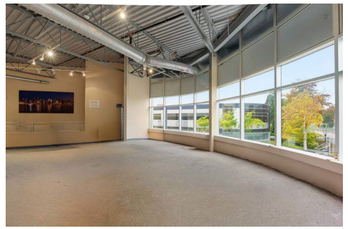
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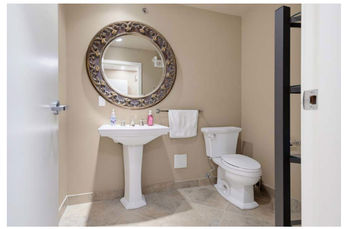
Unit 1 – 19122 27 Avenue

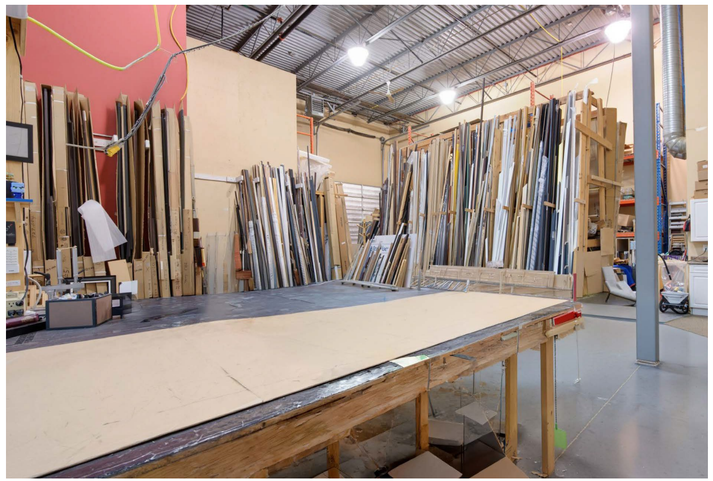
Civic Address	Unit 1 - 19122 27 Avenue, Surrey	
Unit Size	Ground Floor Warehouse /Workshop	2,000 SF
	Ground Floor Showroom/Reception	1,292 SF
	Mezzanine	1,292 SF
	Total	4,584 SF
Zoning	IB-1 (Business Park 1 Zone)	
Power	100 amp 120/240 volt, 3-phase electrical service	
Lease Rate	$19.00 PSF	
Additional Rent	$5.70 PSF	
Availability	Immediately	
Features	• Excellent One (1) grade level loading door at rear • Two (2) 2-piece washrooms (one (1) on each level) • Brand new HVAC installed throughout • Extensive glazing • 22′ clear ceiling height • Five (5) parking stalls	

gallery







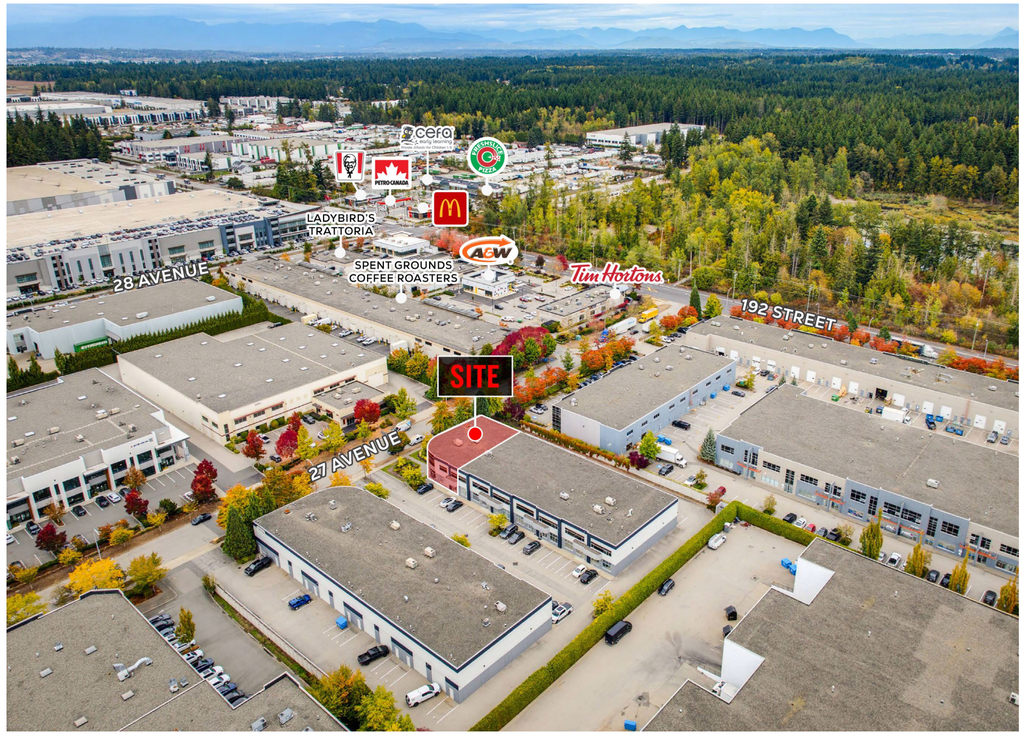






Unit 1 - 19122 27 Avenue

amenities





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