

FOR LEASE

CAMPBELL HEIGHTS NEWEST SMALL BAY FACILITY

OPPORTUNITY:

To locate in Campbell Heights' newest multi-tenant facility. Campbell Heights South Business Centre offers a chance to occupy from 5,613 to 16,839 square feet along with superior construction and first class features.

LOCATION:

The property is located at the south east end of the 21st Avenue cul-de-sac in the first phase of Campbell Heights Business Park. The location is minutes from the US Boarder and is easily accessible via 192nd Street, the main thoroughfare in Campbell Heights.

AVAILABLE AREA: Building A: LEASED

Building B:	UNIT	SIZE (SF)	MONTHLY RATE (NET)
	Unit 201	5,613 SF	\$3,508.13
	Unit 202	5,613 SF	\$3,508.13
	Unit 203	5,613 SF	\$3,508.13

OPERATING

COSTS & TAXES: \$3.01 PSF (2012 Estimate)

ZONING: IB-2 (Business Park Zone)

AVAILABLE: Immediately



19298 21ST AVENUE

SURREY, BRITISH COLUMBIA



FOR MORE INFORMATION CONTACT:

Chris MacCauley

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Constructed by:



CBRE



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19298 21ST AVENUE SURREY, BRITISH COLUMBIA

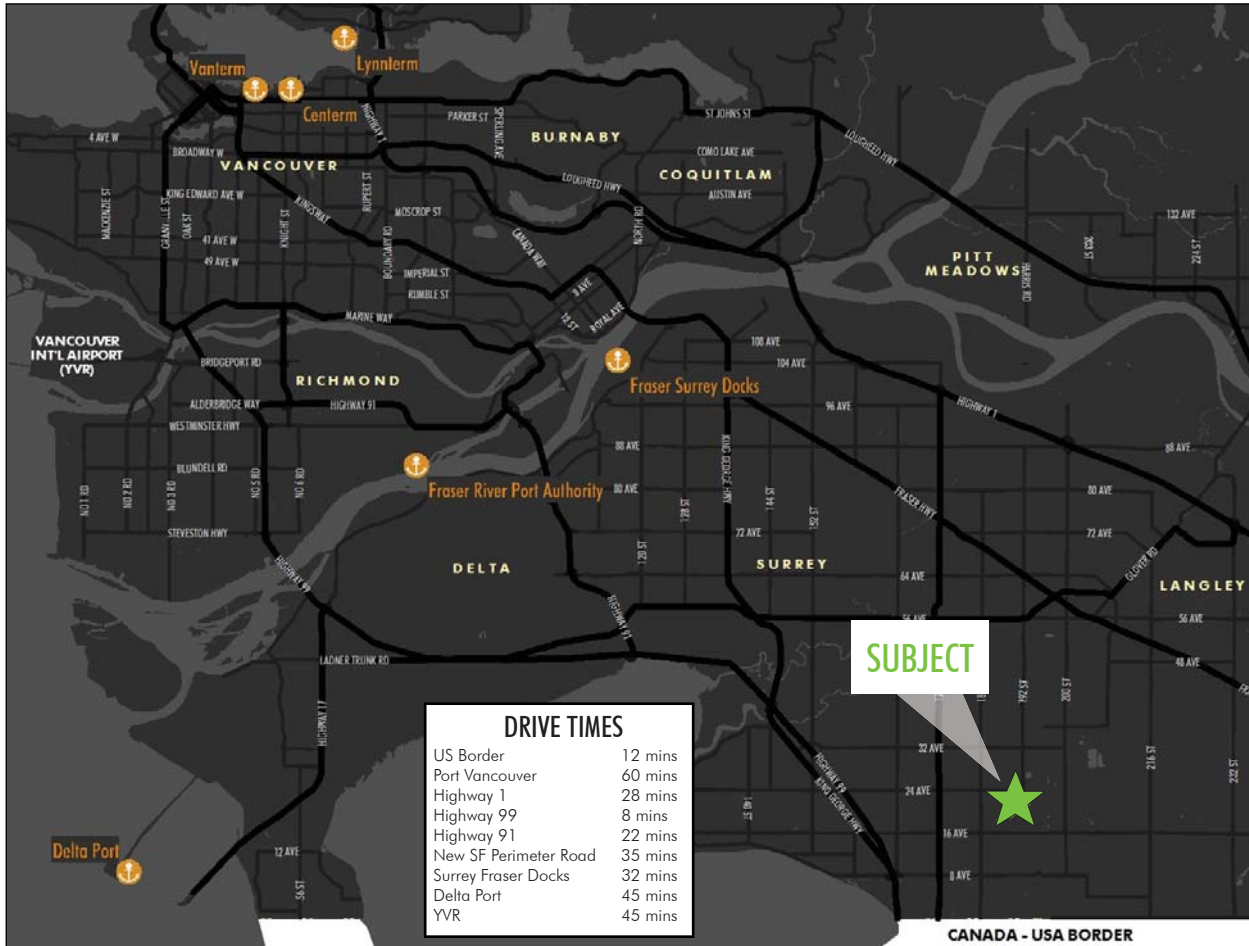
BUILDING FEATURES

- :: Campus style industrial / business park environment
- :: Concrete tilt up construction
- :: 11 units total, various size and layout options
- :: One dock and one grade level loading door per bay
- :: 26' clear ceilings offering high cubic capacity
- :: Heavy floor load capacity
- :: Ample truck maneuvering area to accommodate 53' trailers
- :: Flexible warehouse and office sizes
- :: 3 phase power in each unit



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