



**CUSHMAN &
WAKEFIELD**

FOR LEASE

19050 25TH AVENUE
SURREY, BC

**PACIFIC CROSSING MULTI-TENANT WAREHOUSE
WITH DOCK & GRADE LOADING**



LOCATION

The subject property is located on the corner of 190th Street and 25th Avenue. Campbell Heights is well known as one of the most successful and well planned out business parks in the Lower Mainland. Its central location provides easy access to major highways. Stringent landscape requirements ensure Campbell Heights will have a great street appeal and presence.



Andrew Green

Personal Real Estate Corporation
Vice President, Industrial
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**ANOTHER QUALITY
DEVELOPMENT BY:**



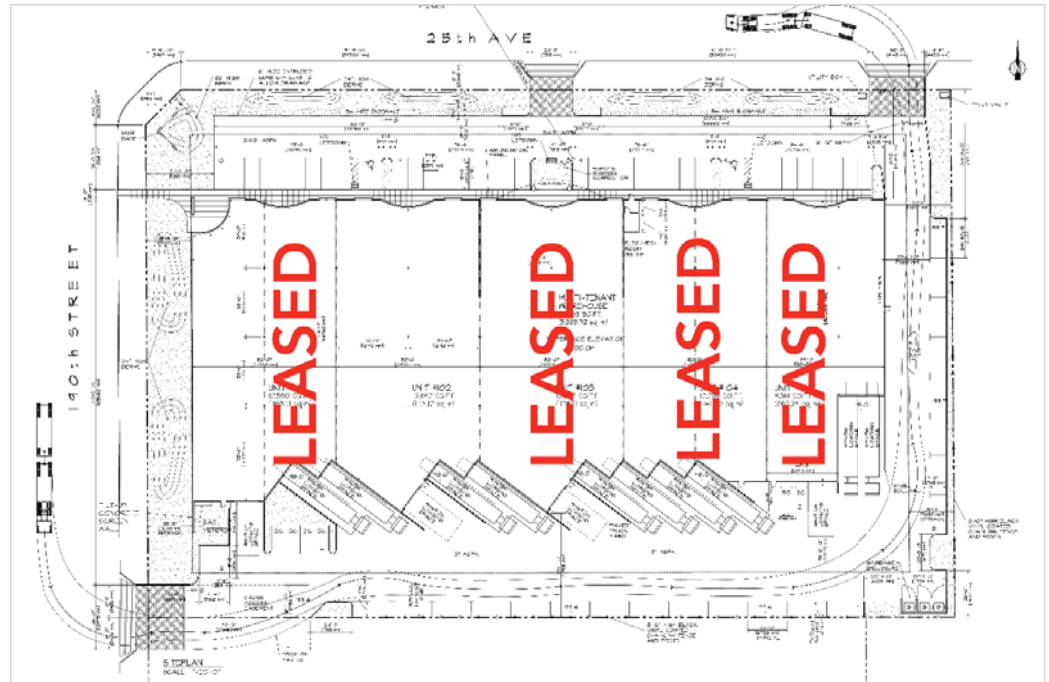


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FEATURES

- Dock and grade loading doors
- 26' clear ceiling height
- Quality tilt up construction designed and built by Teck Construction
- Attractive functional design with an abundance of windows and natural light
- 200amp/600v 3-phase power
- Fully landscaped
- Fully sprinklered
- Forced air natural gas heating
- Multiple points of access and egress
- Corner exposure to 190th Street and 25th Avenue
- Available Now



ZONING

IB-1 (Business Park 1)

Allows for a wide variety of light industrial and office uses, such as wholesale, storage, manufacturing, processing, assembly, fabricating, testing, servicing and repairing of goods or materials.

UNIT SIZES

UNIT 102

Office	748 sf
Warehouse	11,944 sf
Total Area	12,692 sf

TAXES & OPERATING COSTS (2015 EST)

\$3.25

LEASE RATE

\$8.50



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