



**CUSHMAN &
WAKEFIELD**

FOR SALE

UNIT 140

19288 22ND AVENUE

SURREY, BC



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LOCATION

The subject property is centrally located in Campbell Heights Business Park east of 192nd Street on 22nd Avenue. Its central location provides easy access to Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue), and Highway 1. In addition, the US border crossing is only minutes away. Multiple truck routes in Campbell Heights facilitate easy access and egress.

UNIT SIZE*

Warehouse	4,529 sf
Office / Showroom	1,973 sf
Total Area	6,502 sf

** Buyer is to confirm all measurements*

FEATURES

- Concrete tilt-up construction
- 26' clear ceiling heights
- ESFR sprinkler system
- High efficiency T5 fluorescent lighting
- 1 dock and 1 grade loading door
- 3-Phase electrical service
- Kitchenette / Lunchroom
- 2 washrooms
- 6 Reserved parking stalls

ZONING

IB-2 - Business Park 2 zone

PROPERTY TAXES

\$13,412.48 (2019)

STRATA FEES

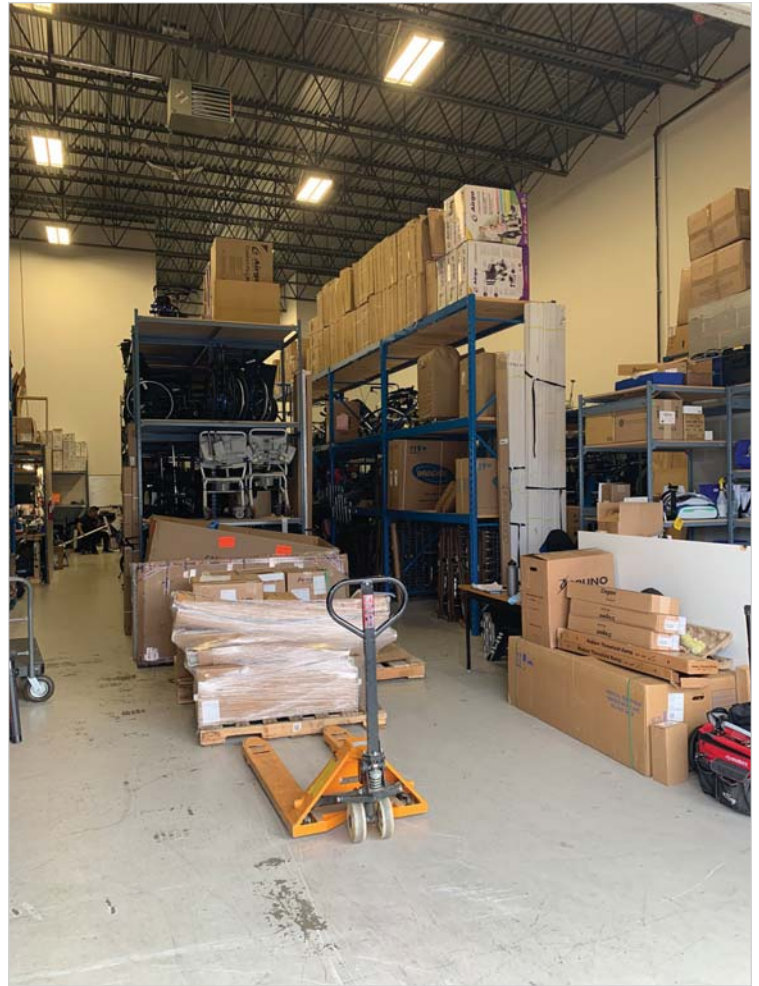
\$1,173.44 / month (2019)

AVAILABILITY

Vacant Possession June 1st, 2020

ASKING PRICE

\$2,275,000



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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