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# For Sublease | *Campbell Heights Warehouse*

SOUTH SURREY | BRITISH COLUMBIA

PRESENTED BY PAUL HAGUE PREC\* AND NICOLE EASTMAN PREC\*



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\*PREC IS PERSONAL REAL ESTATE CORPORATION



# Unit 150 19288 22 Avenue Street Surrey, BC

**SIZE** 9,093 ft<sup>2</sup> (warehouse, mezzanine, boardroom, retail space, offices, 2 washrooms)

**YEAR BUILT** 2014

**CEILING HEIGHT** 27 ft

**LOCATION** Campbell Heights

**ZONING** IB-2 (Business Park)

**POWER** 600 volt, 400 amp, three phase

**LIGHTING** T5 fluorescent

**SAFETY** ESFR sprinkler system

**LOADING** Two docks, one grade, one leveller

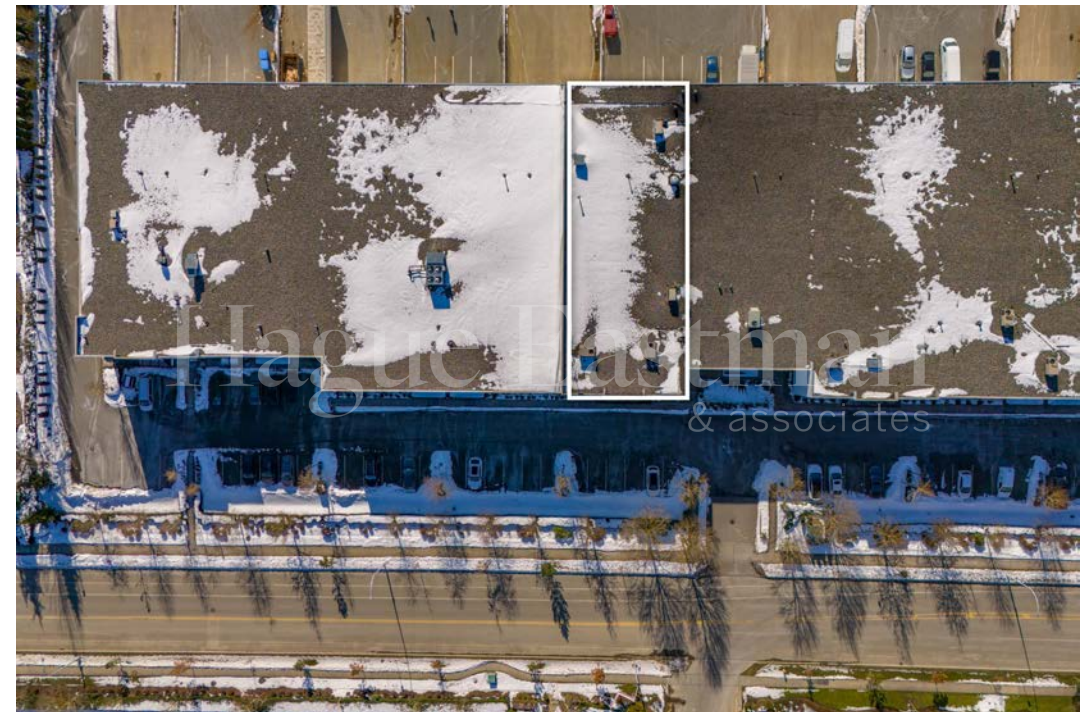
**BASIC RENT** \$22.88 per annum (2024)

**ADDITIONAL RENT** \$6.36 per annum (2024)

**TERM** Expires May 31st, 2028

**AVAILABILITY** Within 1 month of OTL

Presenting a beautifully improved 9,093 square foot South Surrey warehouse space, available for sublease. This unit is located in the high-quality Campbell Heights Business Park tilt-up concrete construction industrial development on the southeast corner of 22nd Avenue and 192nd Street. The central location of Campbell Heights is easily accessible from Highway 99, Highway 15, Highway 91, Highway 10, and Highway 1. As well, the US border is 5 minutes away.



**Hague Eastman**  
& associates



# Unit Improvements

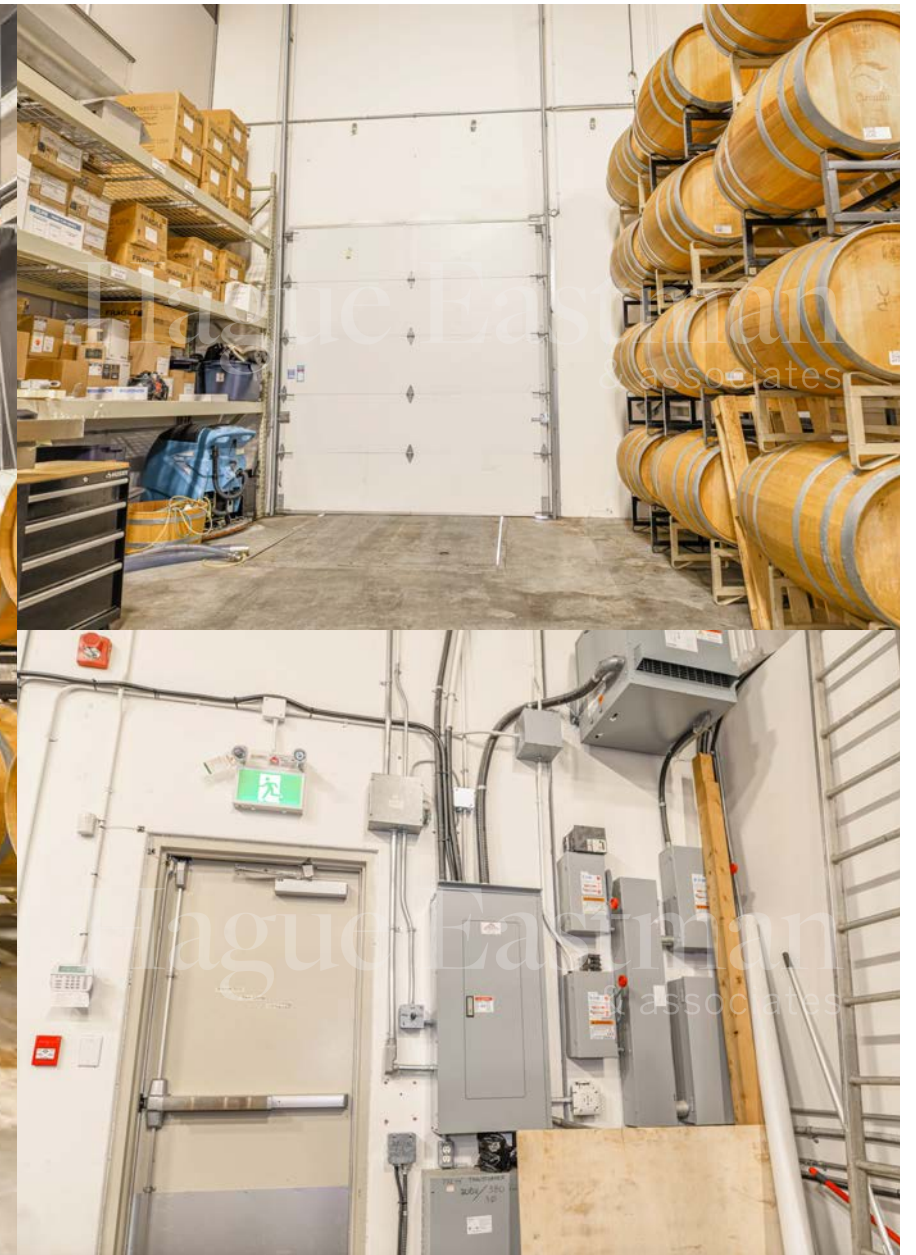
This space includes two loading bays with one at grade and one with electric dock leveller. The space is currently occupied by a commercial winery and has been spectacularly improved with high-end finishes, a tasting room/retail store, two lounges, a boardroom, offices, two washrooms, a mezzanine, and spacious warehouse space. It is the perfect space for a small manufacturing business, winery, brewery, distillery, gym, or as a stunning showroom.







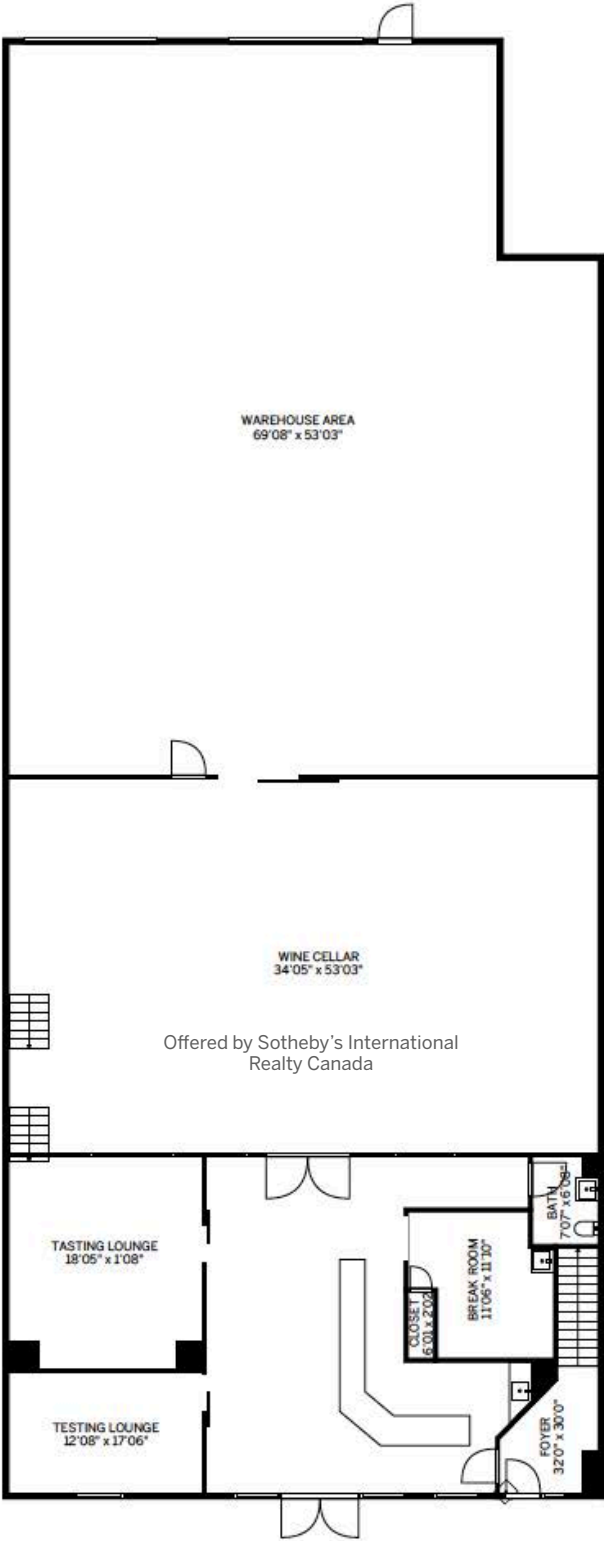




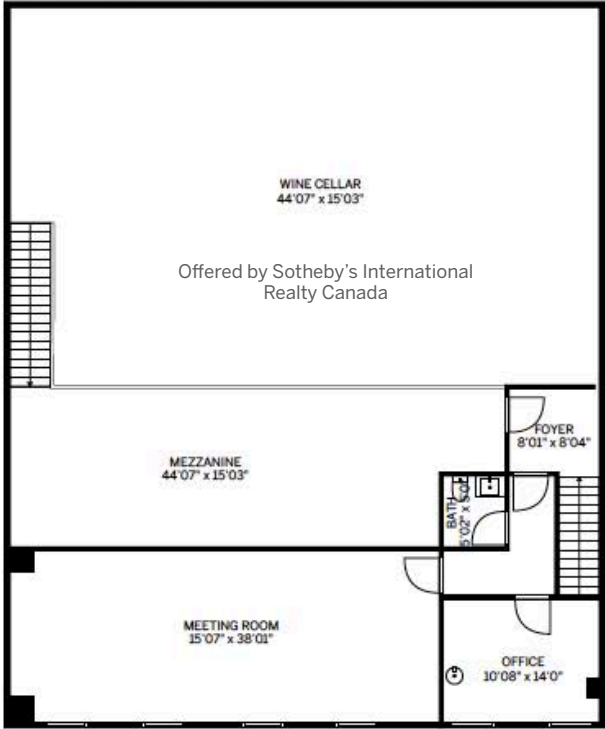




# Space Layout



## Upper Floor





# Sublease in South Surrey, BC

PLEASE DIRECT INQUIRIES TO



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