



2252 190th Street & 19159 22nd Avenue, Surrey BC

From 42,600 to 206,000 SF Industrial Space in Campbell Heights For Lease

Corner property, flexible size options and efficient loading.

Chris Morrison
Executive Vice President
Personal Real Estate Corporation
+1 604 661 0875
chris.morrison@colliers.com

Vito DeCicco
Senior Vice President
Personal Real Estate Corporation
+1 604 661 0830
vito.decicco@colliers.com



Property Overview

Civic Address 2522 190th Street & 19159 22nd Avenue, Surrey BC

Location

The property is situated on the north east corner of 190th St and 22nd Ave, in the heart of Campbell Heights industrial area in Surrey. The property benefits from seamless access to Highway 15, connecting Highway 10, the Fraser Highway and the Trans Canada Highway. Surrey is one of the fastest growing communities in Canada, and the second largest in Metro Vancouver, offering extensive amenities and a large employment base.

Zoning

IB-2 Industrial Business Park

Property Details

- Built originally in 2010 with addition completed in 2019
- Concrete tilt up with extensive glazing and attractive facade
- Fully secured and fenced loading court on two sides of the property

Site Area 11.366 acres

Ceiling Height 30'

Power 3 phase heavy power available

Sprinklers ESFR

Parking Abundant on-site parking

Lease Rate \$19.75/SF, net

Additional Rent \$4.50 per SF (2024 estimate)



Property Highlights



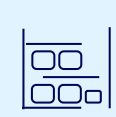
Close proximity to major highways



Nearby restaurants and amenities



Dock and grade loading doors



Efficient cubic capacity



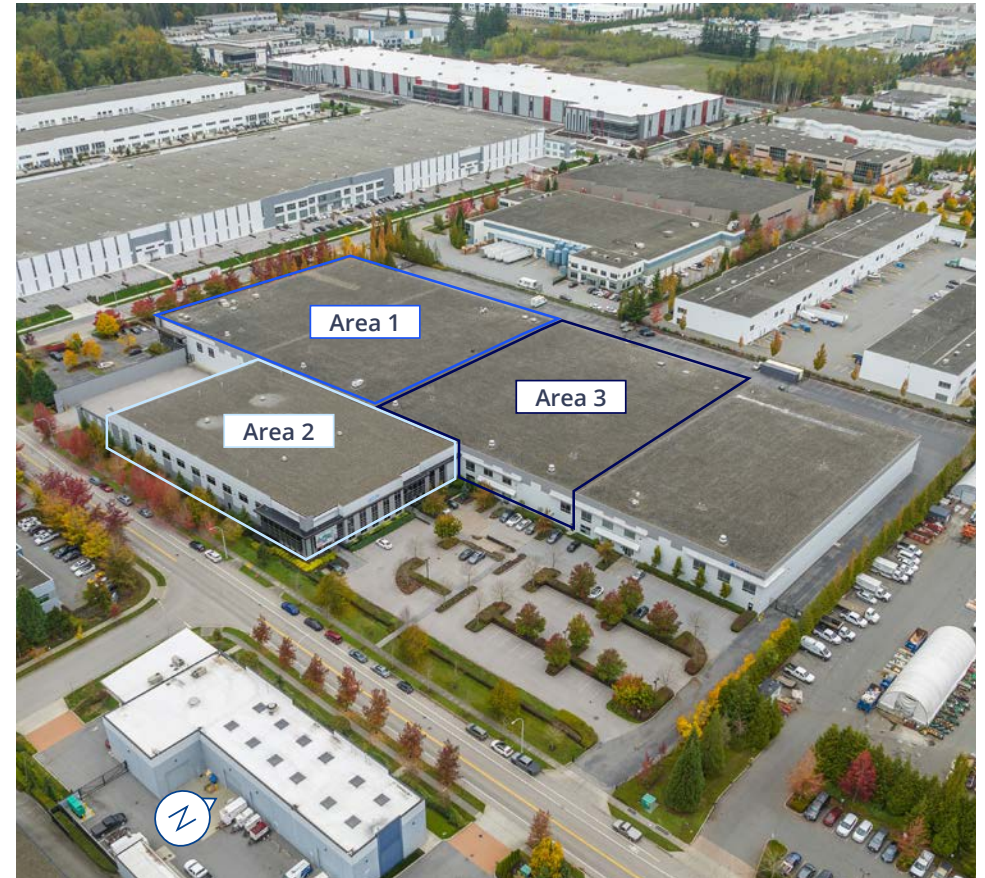
Steps from 531 Bus through Campbell Heights



Flexible Size Options

Building Area Breakdown

Breakdown	Size	Available	Loading
Area 1			
Warehouse	92,745 SF	90 days' notice	9 dock, 2 grade
Main Floor Office	5,766 SF		
2nd Floor Office	5,766 SF		
<u>2nd Floor Amenity Area</u>	2,532 SF		
Total	106,809 SF		
Area 2			
Warehouse	42,606 SF	March 1, 2025	5 dock, 2 grade
<u>Office</u>	<u>To Suit</u>		
Total	42,606 SF		
Area 3			
Warehouse	53,550 SF	Immediate	6 dock, 2 grade
Office/Amenity Area	1,744 SF		
<u>Second Floor Storage</u>	1,744 SF		
Total	57,038 SF		
Total	206,453 SF		



* All areas are approximate and to be verified





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