

FOR LEASE

# 38,473 SF Modern Industrial Facility in Campbell Heights

18988 34A Avenue, Surrey



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# Property Highlights

A modern and well-improved freestanding industrial facility in Campbell Heights!



38,473 SF including well-improved office space on 2 levels



Corner location with excellent access and exposure



Located in Campbell Heights, a robust and sought-after industrial area



Freestanding building with on-site parking and 2 access points



# The Features

**Site Size** 1.73 acres

**Area Breakdown**

Warehouse	28,775 SF
Main Floor Office	3,537 SF
2nd Floor Office	3,537 SF
<u>Mezzanine</u>	<u>2,624 SF</u>
Total	38,473 SF

**Zoning** CD Comprehensive Development Zone -  
Campbell Heights North

**Lease Rate** \$18.95 per SF

**Additional Rent** Please contact the listing agents

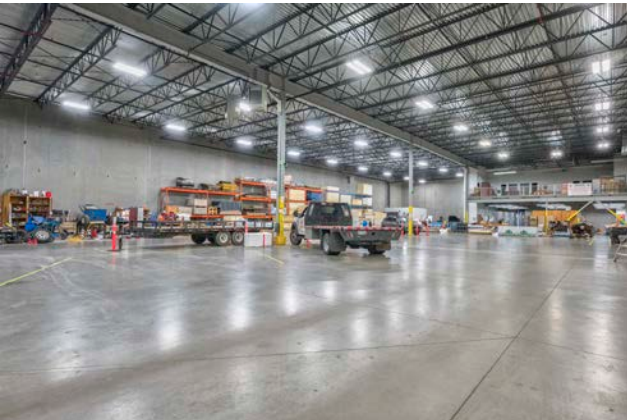
**Available** Immediate

- Features**
- Concrete tilt up facility built circa 2015
  - Corner property in Campbell Heights
  - Architectural facade with extensive glazing and natural light
  - 2 access points
  - 2 dock loading doors, 4 grade doors
  - 26' clear ceiling height in warehouse
  - Private offices, reception area, open plan workspace and lunchroom
  - Warehouse mezzanine
  - 36 on-site parking stalls



# Photo Gallery

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