CUSHMAN & WAKEFIELD

# FOR LEASE

## UNIT 101
## 2455 192ND STREET
## SURREY, BC









**ANDREW GREEN**
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@cushwake.com

**KEVIN VOLZ**
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

700 West Georgia Street, Suite 1200
Toronto Dominion Tower, Pacific Centre
Vancouver, BC V7Y 1A1
+1 604 683 3111
**cushmanwakefield.com**

©2026 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

CUSHMAN & WAKEFIELD

# FOR LEASE
## UNIT 101
# 2455 192ND STREET
## SURREY, BC

## LOCATION
The subject property is located on 192nd Street in the Campbell Heights Business Park in South Surrey. Campbell Heights' 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 allow for easy access and egress. Design guidelines registered on title of all properties ensure all buildings in Campbell Heights will meet high standards for quality and visual appearance. Stringent landscape requirements ensure Campbell Heights will have great street appeal and presence.

## ZONING
IB-1 (Business Park 1) allows for a wide variety of industrial and service uses. For a copy of the zoning bylaws, contact listing agents.

## OPPORTUNITY
To lease a high-exposure industrial unit on a prominent corner of Campbell Heights Business Park.

## PROPERTY ATTRIBUTES

- Beedie Construction built facility
- Concrete tilt-up design
- Excellent exposure
- ESFR sprinkler system
- Skylights
- 3 dock doors with electric levelers
- 1 grade loading door
- 500 lb. reinforced floor loading
- 26' clear ceiling height
- Forced air gas heating in warehouse
- 600V, 200A, 3-phase electrical service
- Extensive glazing/store frontage/landscaping
- Ample parking
- New LED lighting

## AVAILABLE AREA

| | |
|---|---|
| Warehouse | 14,310 SF |
| Main Floor Office | 1,529 SF |
| Main Floor Area | 15,839 SF |
| Second Floor Area | 2,052 SF |
| Total Available Area | 17,891 SF |

## ASKING LEASE RATE
$20.95 per square foot, net, per annum

## ADDITIONAL RENT (2026)
Estimated at $5.26 per square foot, per annum, plus GST

## AVAILABILITY
Immediate











