



**For Sale**

cresa

# Campbell Heights Strata Warehouse

2455 192nd Street, Unit 108  
Surrey, BC V3Z 3X1

## Outstanding Opportunity to Own Mid-Bay Warehouse Space in Campbell Heights

Cresa is pleased to present the opportunity to purchase an 18,775 square foot strata warehouse in highly sought after Campbell Heights. The property features quality concrete tilt-up construction, exceptional office build-out, skylights, dock & grade loading, open warehouse area, and close proximity to the rapidly growing eastern Fraser Valley.

**Location.** The subject property is located on the northwest corner of 24th Avenue and 192nd Street in the southeastern corner of Surrey. Drive time to the US border crossing at Highway 15 is approximately ten minutes. Major arterial routes

including Highway 15 (Pacific Highway), Highway 99, and King George Boulevard are accessible via 32nd Avenue with additional access to Highway 10 and the TransCanada #1 Highway. Within a short distance at 192nd Street and 28th Avenue is Campbell Station, offering a variety of restaurant choices and other retail services.

**Zoning/Permitted Uses.** IB-1 (Business Park 1 Zone) zoning allows for a wide range of light impact industrial uses, high technology industry, industry with a significant amount of research and development activity, warehouse, limited offices and service uses.

### Features:

- Premier Strata Warehouse
- Total Area - 18,775 SF
  - Ground Floor - 16,445 SF
  - Mezzanine - 2,330 SF
- Vacant Possession
- Three (3) dock, with levelers, one (1) grade door
- 26' clear-height ceiling
- Exceptional office build-out
- HVAC, fully sprinklered
- Heavy 3-phase power
- Dedicated employee parking space at front and rear (18)
- Quality concrete tilt-up construction by Beedie Group (2011)
- **Price: \$6,947,000.00**

### For More Information:



**Ross Moore**  
604.628.0522  
rmoore@cresa.com



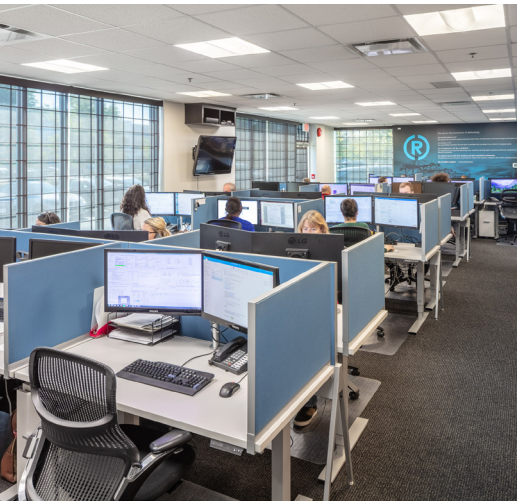
**Arielle Hebein**  
604.628.8872  
ahebein@cresa.com





## Office Interior

1st floor 2,330 SF, 2nd floor 2,330 SF



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# Warehouse (only)

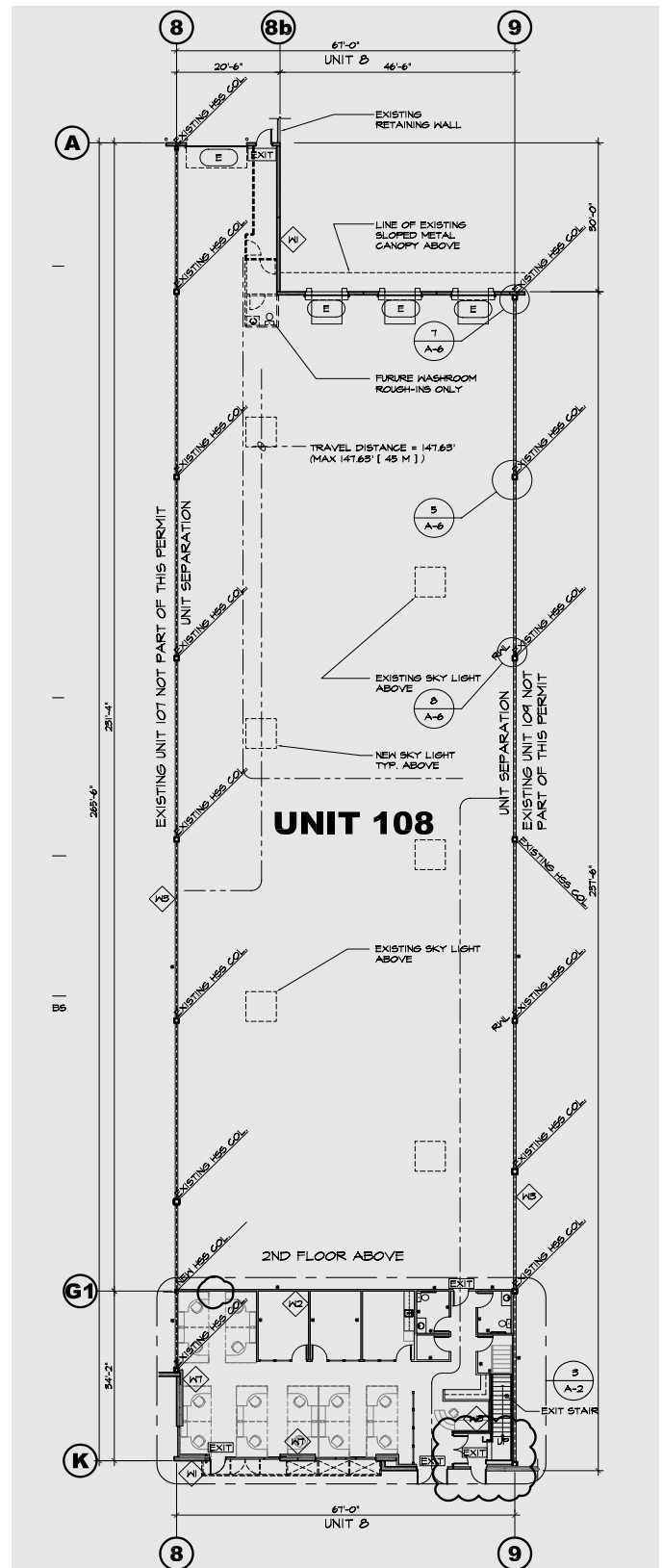
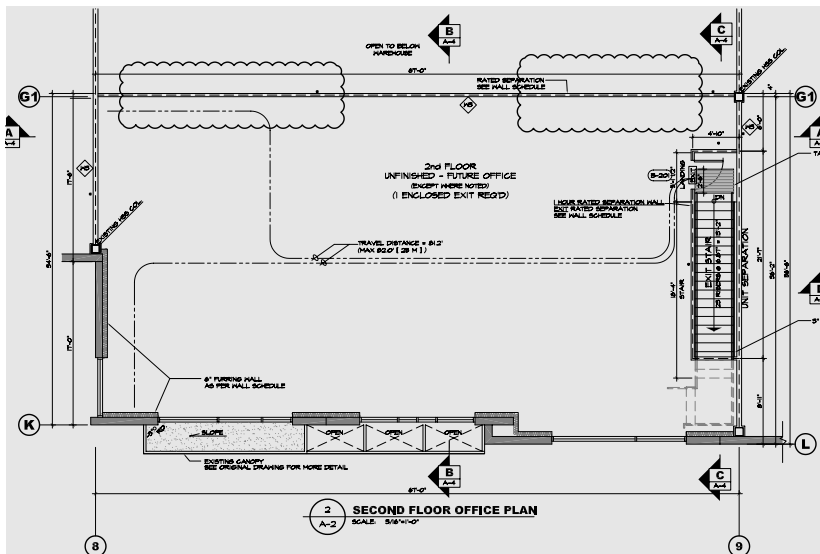
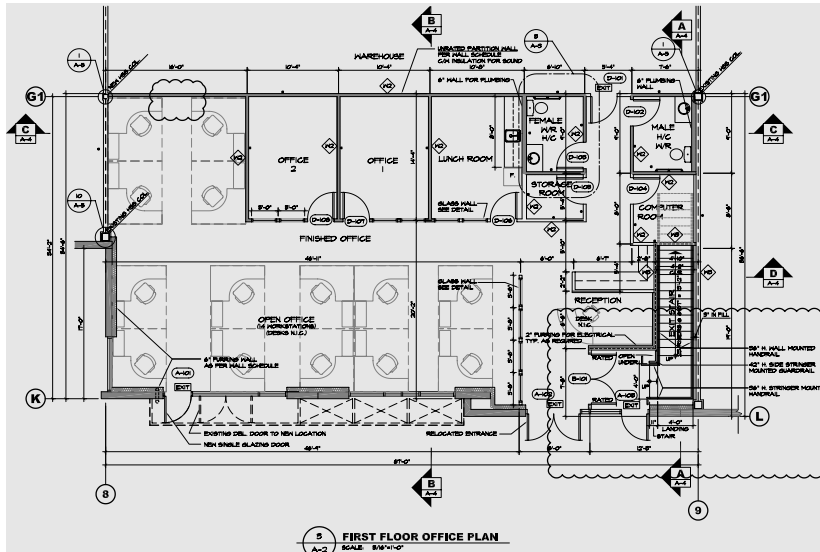
14,115 SF



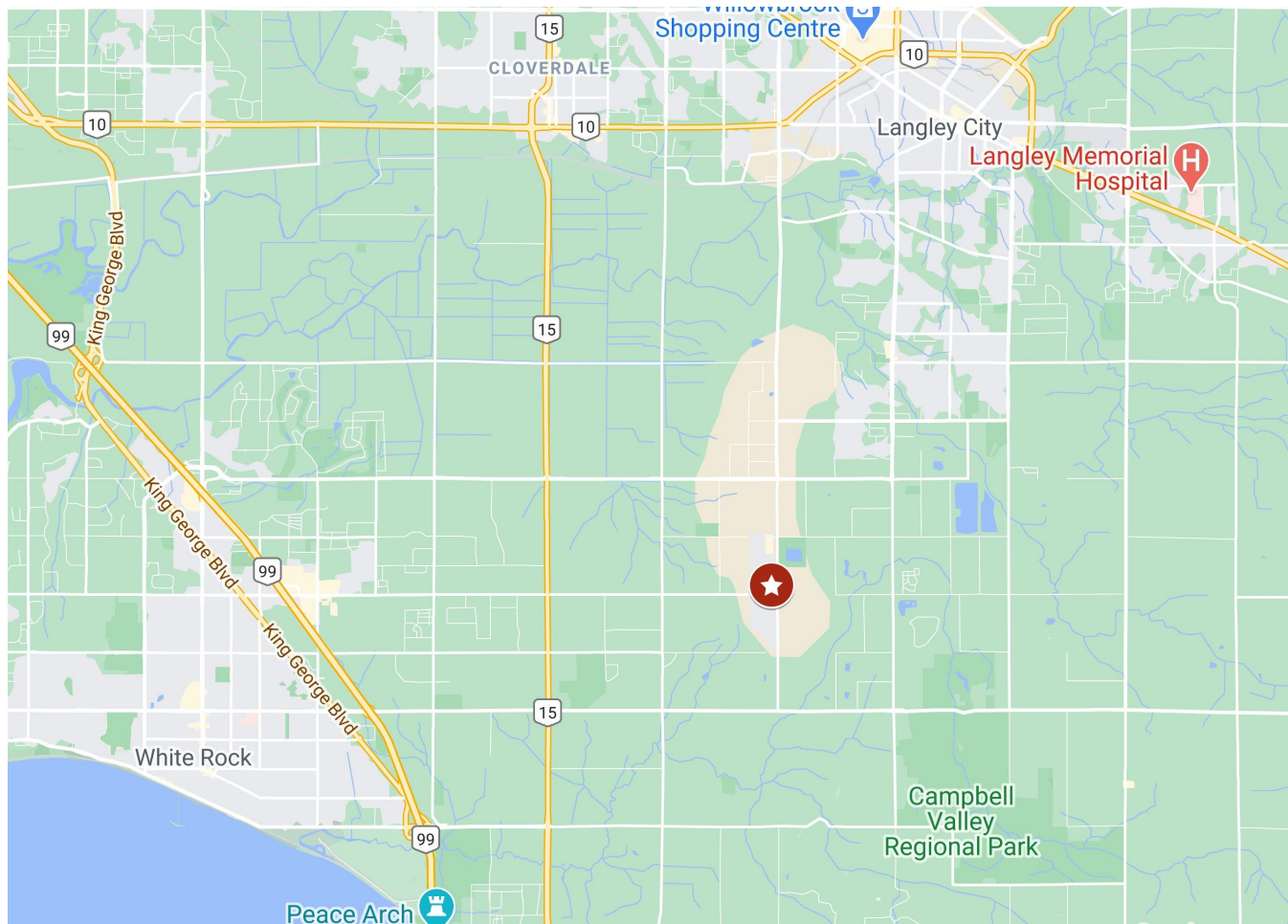
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# Site Plans



# 2455 192nd Street



## Major Roads/Highways

Strategically located near Highway 15 (Pacific Highway), 10, and 16th/32nd Avenues (east/west)

## Transit

Bus: Route 531 White Rock Centre/Willowbrook (Langley)

## Amenities

Minutes to Campbell Station (28th Ave/192nd Street) with Subway, Tim Hortons, One-up-Cafe, and A&W

## Agent Information

Ross Moore  
Senior Vice President  
604 628 0522  
rmoore@cresa.com

Arielle Hebein  
Associate  
604 628 8872  
ahebein@cresa.com

**Cresa Vancouver | 777 Hornby St., Suite 2088 | Vancouver BC, V6Z 1S4**



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