

2 - 19122 27 Ave, Surrey

FOR LEASE

2,000 SF of Flexible Office and Warehouse Space

momentum

Fully Improved Office Space
Flexible Warehouse Area
Grade Loading
Dedicated Parking Available



Brendon Schmidt

COMMERCIAL SALES & LEASING

604.615.9349

brendon@momentuminc.com



OPPORTUNITY

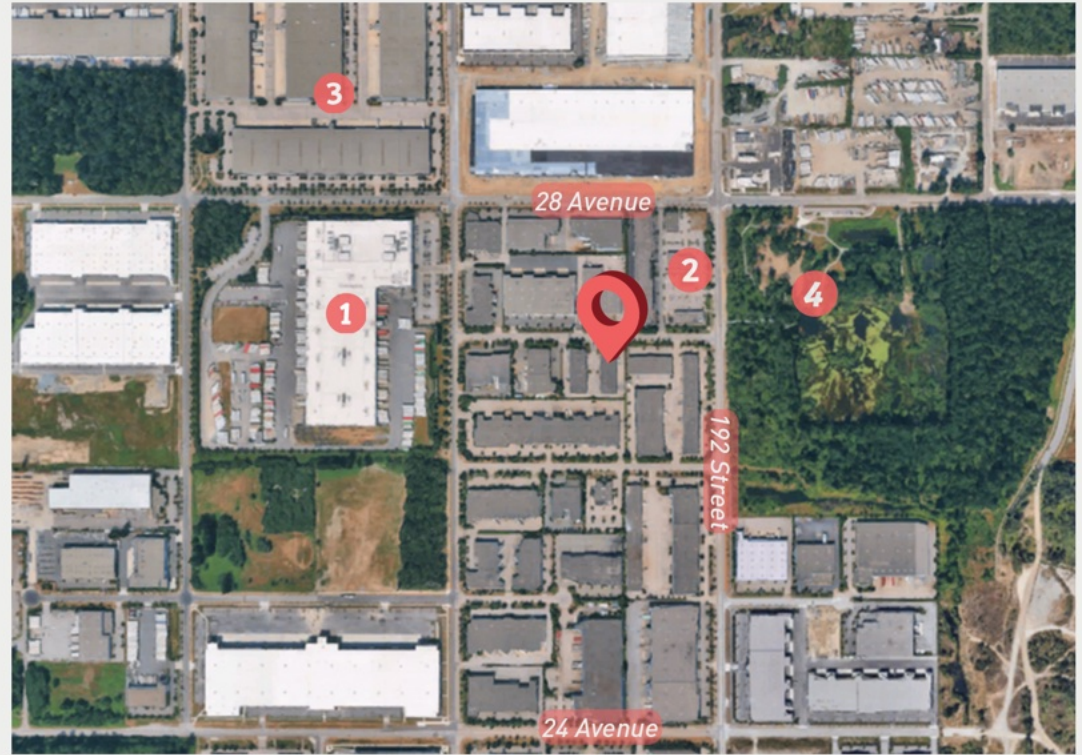
Located in the heart of Campbell Heights Business Park, this 2,000 SF unit offers a great mix of functional warehouse space and high-quality office. Positioned just off 192 Street, the property provides easy access to major routes and a wide range of nearby businesses.

The space features a bright office build-out with reception, private offices, and a kitchenette, plus efficient warehouse space with grade-level loading - ideal for businesses seeking a professional and versatile setup.

Key Features:

- 2,000 SF total: 1,100 SF office + 900 SF warehouse
- Grade-level loading door
- Reception area, private offices, and kitchenette
- Nicely improved office space ready for immediate occupancy
- Dedicated parking stalls
- Prime Campbell Heights location off 192 Street

LOCATION



1 Loblaw Distribution Centre

3 Amazon Logistics

2 Tim Hortons
Subway

4 Latimer Park

HIGHLIGHTS



Flexible Zoning



Prime Location in Fast-Growing Industrial Hub



Dedicated Parking



Private Offices



Well-Managed Building

SALIENT DETAILS

ADDRESS Unit 2 - 19122 27 Ave
Surrey, BC

Office 1,100 SF
Warehouse 900 SF
TOTAL AREA 2,000 SF

ZONING IB-1
Business Park 1 Zone

LEASE RATE \$21.50 PSF

ADDITIONAL RENT \$6.50 PSF (2025 est.)

AVAILABILITY Immediately

LOADING 1 x Grade

FEATURES

- Multiple private offices
- Reception
- Kitchenette
- Washroom
- Grade Loading Door

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Private Office



Warehouse



CONTACT FOR MORE INFORMATION

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