

FOR SALE

*PREMIUM CAMPBELL HEIGHTS
INDUSTRIAL STRATA UNITS
AT LOGISTICS CITY*

STARTING AT
\$499 PSF

UNITS 105, 106 & 107 - 19298 36TH AVE, SURREY, B.C.

Marcus & Millichap

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Developed By:



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OPPORTUNITY

Logistics City presents the opportunity to own **premium, modern industrial strata warehouse** space in the heart of Campbell Heights—one of Metro Vancouver’s most advanced and well-connected business parks. These newly constructed units are move-in ready, offering businesses the ability to secure long-term real estate, control operating costs, and build equity in a market where few projects deliver this combination of quality, functionality and flexibility.

Units 105-107 offer **8,722 to 26,345 square feet** available across three contiguous units, with a functional mix of dock and grade loading, modern concrete construction, and high-clear ceilings ideal for warehousing, distribution, light manufacturing, or hybrid office/industrial use. With flexible unit sizes, top-tier infrastructure, and immediate access to key regional transportation routes, this project is ideally suited for both owner-users and private investors seeking a high-performing asset.

PROPERTY HIGHLIGHTS



Construction complete – units are move-in ready



Flexible size options: 8,722 to 26,345 SF available



Exceptional dock door-to-floor space ratio



400-amp, 3-phase power per unit



Price:
Unit 105: \$510 PSF
Unit 106: \$510 PSF
Unit 107: \$499 PSF



SALIENT DETAILS

Unit #:	UNIT 105	UNIT 106	UNIT 107
PID:	032-085-401	032-085-419	032-085-427
Legal Description:	STRATA LOT 12 SECTION 27 TOWNSHIP 7 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8110 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	STRATA LOT 13 SECTION 27 TOWNSHIP 7 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8110 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	STRATA LOT 14 SECTION 27 TOWNSHIP 7 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8110 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

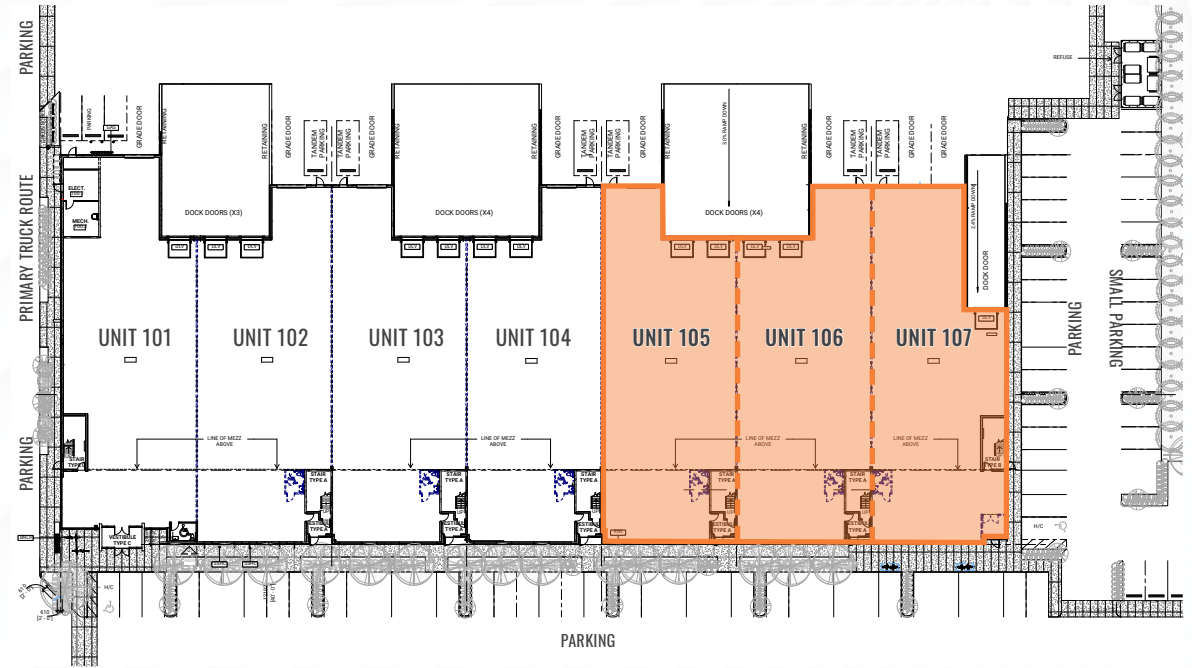
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SUBJECT PROPERTY OVERVIEW

- Project** Logistics City – 19298 36 Avenue, Surrey, B.C.
- Developer** Pollyco Group
- Strata Plan No.** EPS9117
- Construction** Concrete tilt-up
- Total Units** Building 2: 7 strata units
- Zoning** IB-2 (Business Park Zone)
- Ceiling Height** 32 feet clear
- Power** 3 phase, 400-amp, 120/208v, per unit
- Sprinklers** ESFR fire suppression system
- Access** Superior truck access and site circulation
- Loading**
 - Unit 105 & 106
 - 2 dock-level doors
 - 1 grade-level door
 - Unit 107 (Corner Unit)
 - 1 dock-level door
 - 2 grade-level doors
- Parking*** 27 total stalls
- Mezzanine** 25% of coverage ratio
- Floor Load** 500lbs PSF – Warehouse
100lbs PSF – Mezzanine
- Roof** EPDM
- Strata Fees** \$1,600/month
- Availability** Available Now!

FLOOR PLAN & UNIT MIX



BUILDING 2

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF	PARKING*
107	7,038 SF	1,837 SF	8,875 SF	11*
106	7,152 SF	1,596 SF	8,748 SF	8*
105	7,131 SF	1,592 SF	8,722 SF	8*
104	SOLD			
103	SOLD			
102	SOLD			
101	AVAILABLE - CONTACT FOR DETAILS			
TOTAL REMAINING	21,321 SF	5,025 SF	26,346 SF	27*

BUILDING 1

~~SOLD~~

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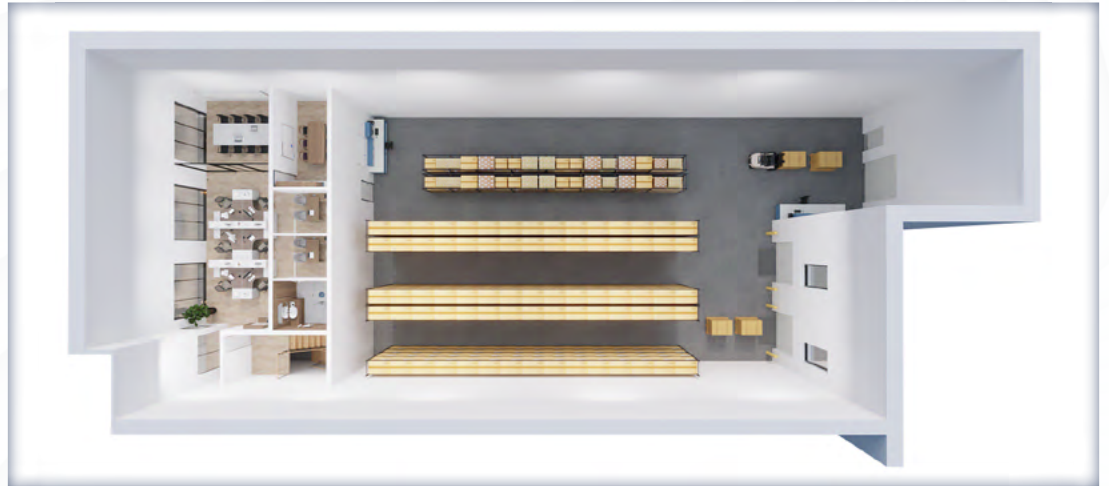
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UNIT 105 CONCEPT MANUFACTURING + OFFICE

For businesses that prioritize operational functionality, this layout is designed with a shop-first mindset—offering expansive warehouse space with minimal office intrusion, yet still delivering modern staff amenities rarely found in industrial strata units.

The main floor features 7,131 SF of high-capacity manufacturing space, built with a 500 lb/sf slab and structural capacity for jib or gantry cranes. Upstairs, the second level is thoughtfully planned to include a professional office area, a dedicated lunchroom, and change room facilities—with direct access from a separate stairwell off the warehouse floor. This separation enhances operational flow while providing comfort and convenience for staff.

This concept strikes the ideal balance: purpose-built for industrial users who want to stay focused on the floor, without compromising on workplace quality or professionalism. It brings the synergies of having everything under one roof—while maintaining clear separation between production and administrative functions.



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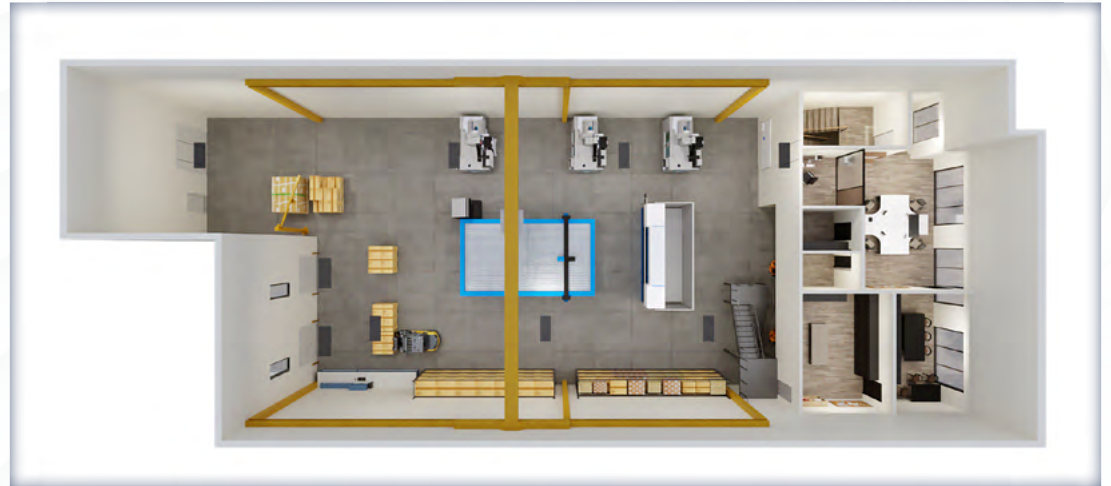
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UNIT 106 CONCEPT SHOWROOM + WAREHOUSE + OFFICE

Designed for businesses that value efficiency and on-site functionality, this unit offers a well-balanced blend of showroom, warehouse, and professional office space—ideal for companies that serve both in-person customers and off-site clients through distribution.

The main floor features a front-facing showroom seamlessly integrated with warehouse space, allowing for real-time access to inventory—supporting both walk-in customer pickups and regional delivery fulfillment. Upstairs, the professionally finished office area provides space for executive functions, team meetings, and administrative operations—bringing your leadership and logistics together under one roof.

This layout delivers operational ease, customer-facing visibility, and a premium business presence in one of Campbell Heights' most accessible industrial locations.



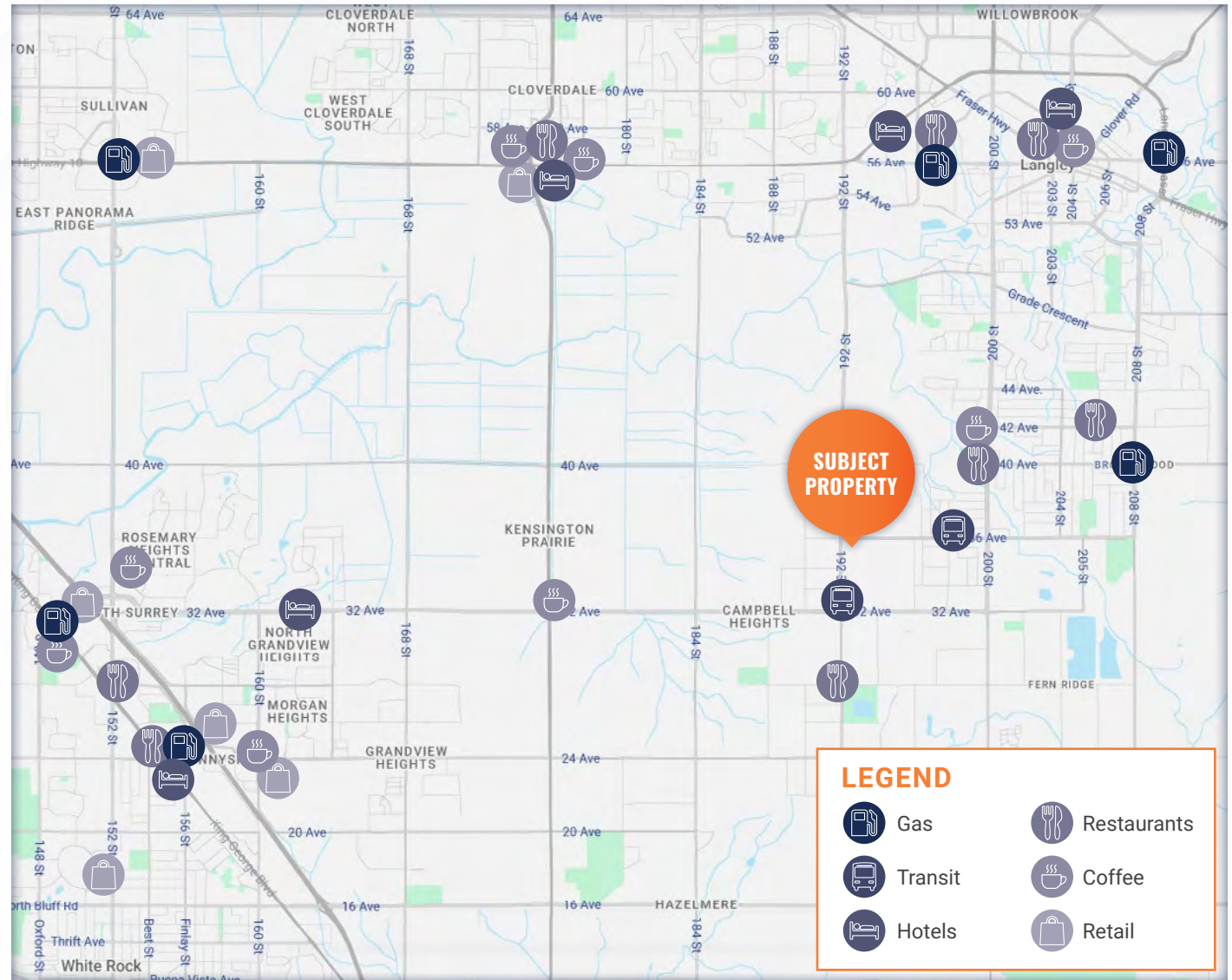
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LOCATION CAMPBELL HEIGHTS

Located in the rapidly expanding Campbell Heights industrial area, this site offers unmatched connectivity to the region's most important transportation corridors. Supporting businesses with local, regional, and cross-border operations, this location has direct access to local thoroughfares, Highway 10, 15 and 99 - ensuring efficient routes to Highway 1, the US border, Deltaport, Surrey Fraser Docks, and all regional airports.

Logistics City is positioned to provide businesses with a logistical edge. Whether serving customers in the Lower Mainland or distributing to national and international markets, this location offers reduced travel times and maximum supply chain efficiency. Surrounded by a growing cluster of industrial and commercial businesses, the area benefits from ongoing development, established infrastructure, and access to a highly skilled labor pool. Transit service and proximity to nearby residential neighborhoods make commuting convenient for staff, supporting workforce attraction and retention. While Campbell Heights is primarily an industrial hub, businesses at 19298 36 Avenue benefit from quick access to a full range of amenities just minutes away in South Surrey-Morgan Crossing, Cloverdale, and Langley City. These nearby centers offer restaurants, retail, banks, fitness facilities, and essential services—enhancing convenience for both operations and employees.



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Our portfolio includes over 5,000 acres of land holdings with numerous residential, commercial, and industrial projects completed, under development, and in planning stages.

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Yorkson Village, Langley, B.C.



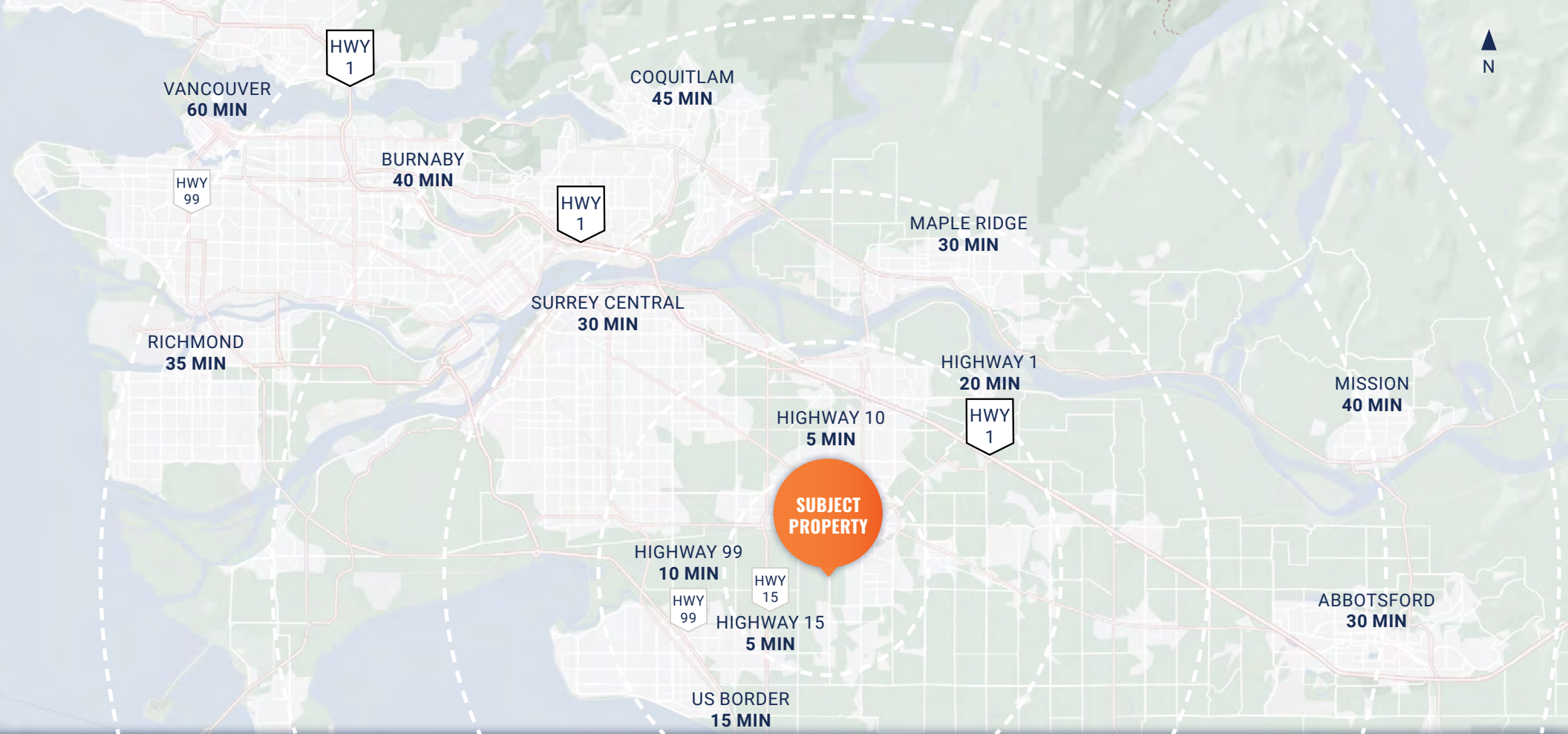
Willoughby Town Center, Langley, B.C.



Kinniburgh, Chestermeere, AB



Grayson, Langley, B.C.



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