

**For
Sale**

Opportunity to acquire a fully leased industrial building in Campbell Heights

19288 36 Avenue, Surrey, BC



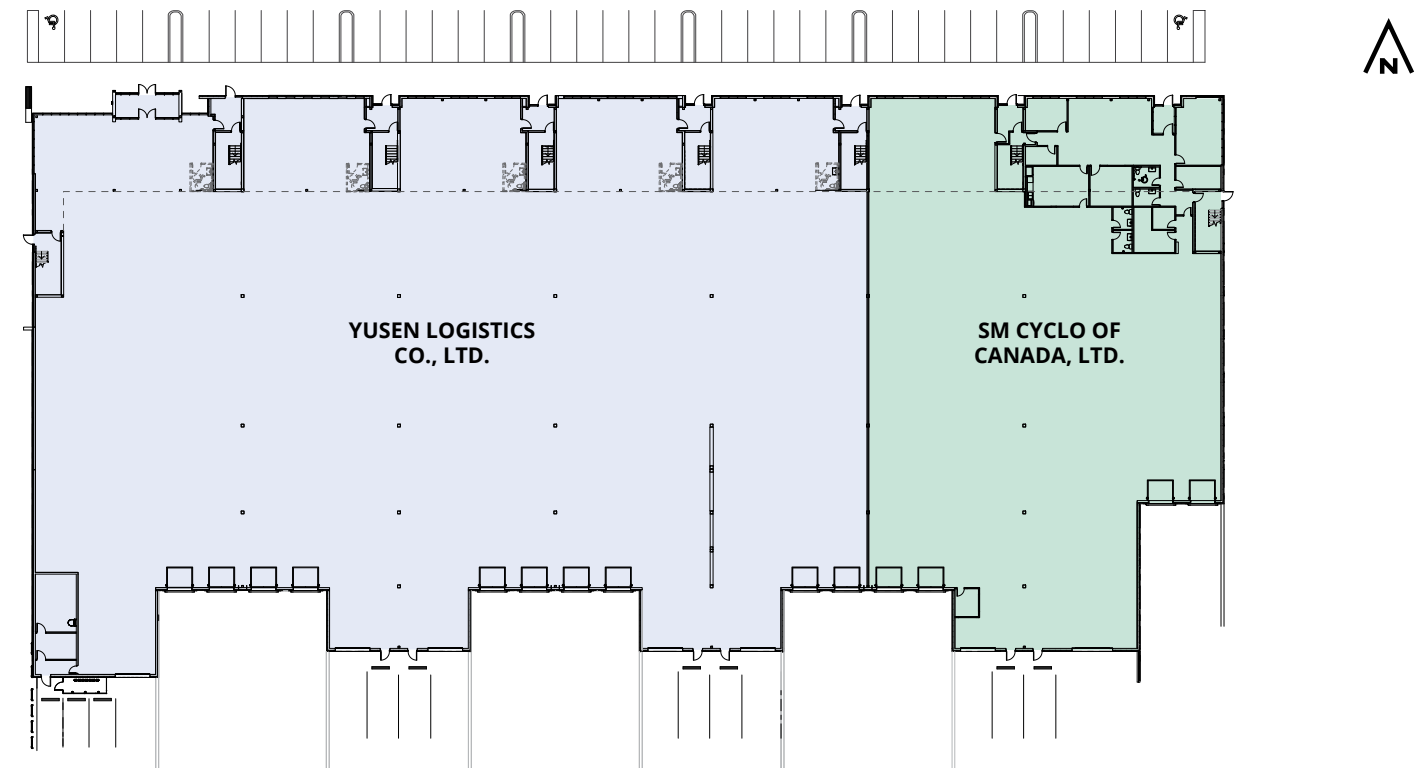
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**AVISON
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Site plan



Opportunity

Avison Young is proud to present a rare opportunity to acquire a **fully tenanted 85,839 sf freestanding industrial building**, prominently located on 36th Avenue in Surrey's sought-after Campbell Heights Business Park.

The property is currently 100% occupied by two strong multi-national tenants, providing stable long-term income.

Location

Located on 36 Avenue just off 192 Street in the coveted Campbell Heights submarket of Surrey. The Subject Property offers outstanding connectivity to Metro Vancouver's highway network including Highways 1, 10, 15, and 99, and is just a 15-minute drive from the Canada - US border.

Property highlights

- 3-phase electrical service
- Fourteen (14) dock and seven (7) grade loading doors
- 34' clear ceiling heights
- Two (2) points of ingress & egress
- Potential opportunity for VTB

Property details

ZONING

IB-2 (Business Park 2 Zone)

TOTAL BUILDING AREA

85,839 sf

YEAR BUILT

2021

SALE PRICE

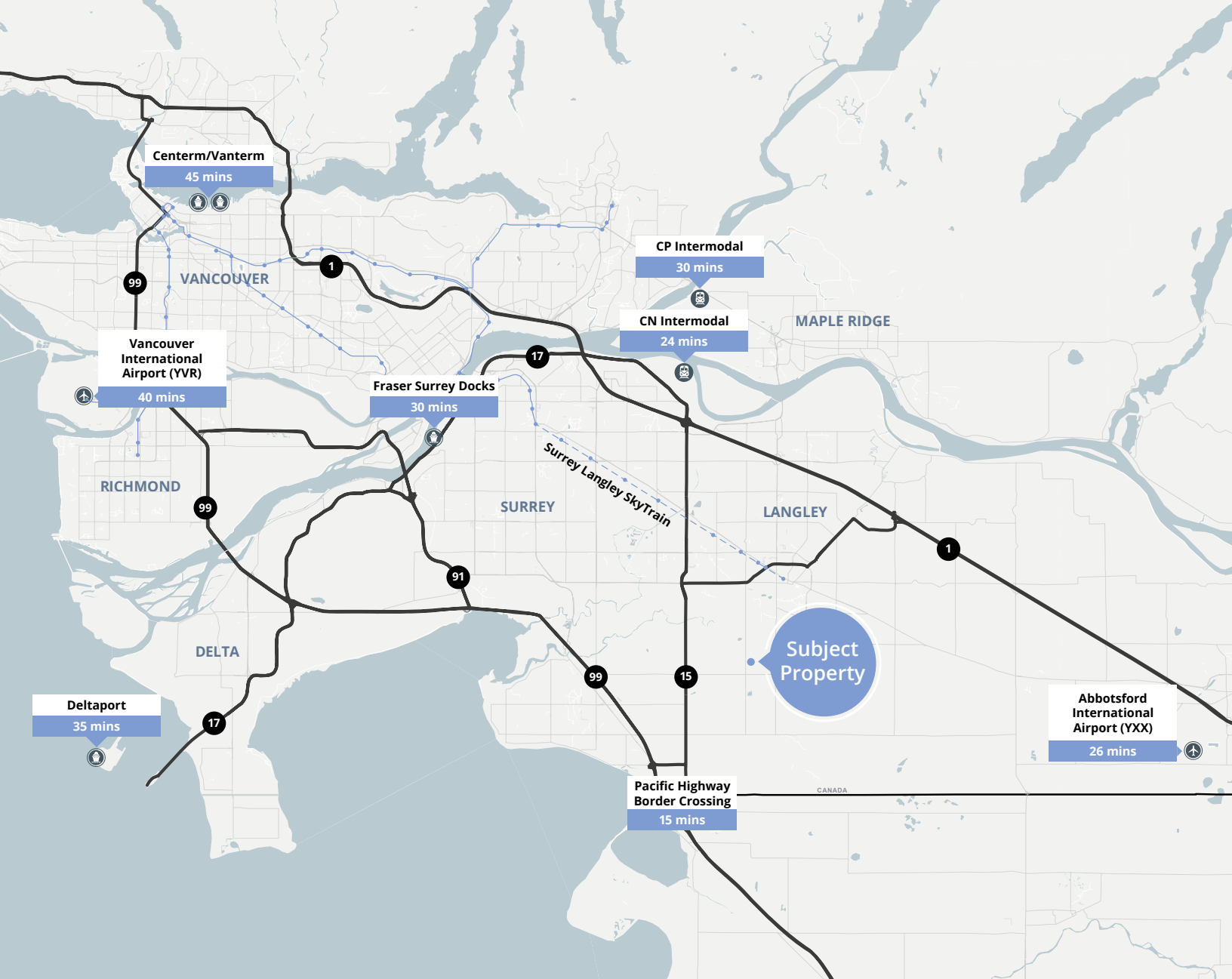
Please contact listing agents

PROPERTY TAXES (2025)

\$424,659.29

Unit	Tenant	Office (sf)	Warehouse (sf)	Total (sf)
101-105	YUSEN LOGISTICS CO., LTD.	2,410	59,344	61,754
106-107	SM CYCLO of CANADA, LTD.	3,000	21,085	24,085





DRIVE TIMES

Langley City	2 minutes	US Border Truck Crossing	15 minutes	Deltaport	35 minutes
Cloverdale	5 minutes	Trans-Canada Highway	15 minutes	YVR	40 minutes
Future Surrey-Langley SkyTrain	5 minutes	Surrey City Centre	25 minutes	Downtown Vancouver	45 minutes

Contact for more information

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