

**AVISON
YOUNG**

For Sale or Lease

2825 194th Street
Surrey, BC



Avison Young is pleased to present an opportunity to lease or purchase a 2.5 acre industrial site in Surrey's Campbell Heights Business Park

Michael Farrell*, Principal
604 646 8388
michael.farrell@avisonyoung.com
**Michael Farrell Personal Real Estate Corporation*



PROPERTY DETAILS

ADDRESS	2825 194th Street, Surrey
PID	013-942-841
LEGAL DESCRIPTION	LOT 3 SECTION 22 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 80921
ZONING	Agro-Industrial (IA), not in ALR
OCP DESIGNATION	Mixed Employment
LAP DESIGNATION	Business Park
SITE SIZE	2.5 gross acres and 2.4 estimated net useable acres
ASKING PRICE	\$11,250,000 \$10,500,000
GROSS RENT	\$4.15 per square foot per annum <i>Short term tenancies for all or a portion of the property will be considered. Contact the listing agent for additional details</i>
ANNUAL PROPERTY TAXES (2025)	\$119,565.75
AVAILABILITY	Immediately

Opportunity

An exceptional opportunity to lease or purchase 2.5 acres of industrial land located on the corner of 194th Street and 28th Avenue in Surrey's sought-after Campbell Heights Business Park. The property is zoned IA (Agro-Industrial), offering flexibility for a range of industrial uses including bottling, packaging, canning, freezing, manufacturing, and cold storage of food product and recreational facilities OR the opportunity to rezone to IB1, IB2, or IB3. The site features convenient access from 28th Avenue, with ample space for large truck movement and yard operations. Services have been upgraded and can be accessed by paying latecomers fees. Centrally located in the business park the property provides quick access to retail amenities and transit. This property is a an excellent opportunity for a wide range of occupiers to build and own their custom facility in the regions most sought after business park.

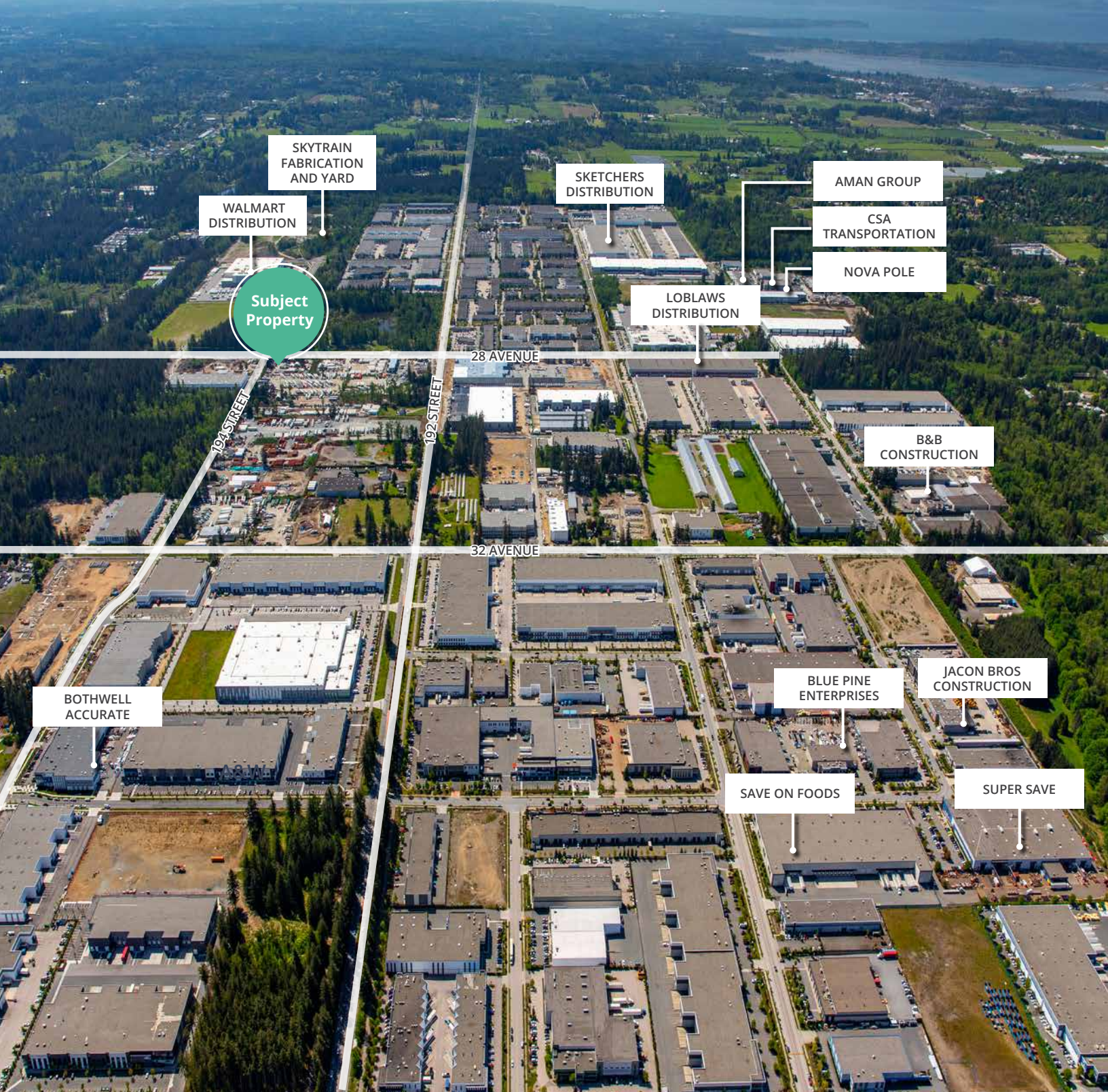
Location

Located in the dynamic Campbell Heights Business Park of Surrey, this property offers excellent connectivity to major transportation routes, including Highway 99, Highway 15 (176 Street), and Highway 10. These routes provide direct access to the U.S. border, Metro Vancouver, and the Fraser Valley, making it a strategic location for logistics and distribution operations.

Due diligence materials

- ☒ Preliminary Site Plan
- ☒ Topographic Survey
- ☒ Rezoning Letter
- ☒ Watercourse Classification Assessment Report





For more information please contact:

Michael Farrell*, Principal
 604 646 8388
 michael.farrell@avisonyoung.com
**Michael Farrell Personal Real Estate Corporation*

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2026, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

