

FOR SALE OR LEASE

3570 194th Street

SURREY, BC

Modern industrial opportunities from 12,625 sf up to 99,608 sf
on 4.60 acres in the heart of Campbell Heights

NEW ASKING PRICE & LEASE RATE



Joe Lehman*, Principal
604 757 4958
joe.lehman@avisonyoung.com
**Joe Lehman Personal Real Estate Corporation*

Garth White*, Principal, SIOR
604 757 4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

**AVISON
YOUNG**

Opportunity

Presenting an exclusive opportunity to purchase or lease premium industrial space ranging from 12,625 sf up to 99,608 sf on 4.60 acres, prominently situated at the corner of 194th Street and 36th Avenue in the heart of Surrey's Campbell Heights Business Park, one of Metro Vancouver's most desirable and fastest-growing industrial hubs.

Built in 2022 by Orion Construction, this high-quality building was designed to exceptional standards, offering modern industrial specifications and an excellent corporate presence. With its superior construction, flexible unit configurations, and prime corner exposure, the property provides an outstanding opportunity for tenants, owner-occupiers and investors seeking well-located industrial space in a premium location.



Premium specifications



CONSTRUCTION

Insulated concrete tilt-up panels designed to ASHRAE standards



CEILING HEIGHT

26' clear in the warehouse



LOADING

Minimum two (2) dock and one (1) grade door per unit



FLOOR LOAD

6" thick reinforced concrete slab designed for a live load of 500 lbs/sf



SPRINKLERS

ESFR sprinkler system



POWER

3-phase electrical service



HEATING

Gas-fired, forced air unit heaters



LIGHTING

High-efficiency LED lighting



WINDOWS

Ample window glazing and warehouse skylights

ASKING PRICE: Starting at \$460 psf

LEASE RATE: Starting at \$18.50 psf, net

ADDITIONAL RENT: \$5.30 psf*

*2026 estimate, excluding management fees

Key highlights



HIGH-EXPOSURE CORNER LOCATION

Prominently positioned at the corner of 36th Avenue and 194th Street in Campbell Heights, offering exceptional visibility and ease of access.



OCCUPIER & INVESTOR OPPORTUNITIES

Units 1 to 6 are available for immediate occupancy and Units 7 & 8 are currently leased until May 2027. *Income details for the leased units can be provided upon request.*



MODERN, HIGH-QUALITY CONSTRUCTION

Built to premium standards with top-tier specifications, the building delivers an impressive corporate presence for owner-users or investors.



FLEXIBLE UNIT SIZES

Unit sizes range from 12,625 sf to 99,608 sf, accommodating a wide range of business requirements.



VERSATILE IB-1 (BUSINESS PARK 1) ZONING

Permits a broad spectrum of light industrial uses, including warehousing, distribution, manufacturing and wholesale.



High-end office improvements

Units 1 and 2 feature 8,630 sf of beautifully designed and extensively improved office space with generous natural light and wood accents throughout. The ground floor includes a welcoming reception area, private offices, open-concept workspaces, a boardroom, kitchen, and washrooms. The second floor is well-appointed with additional private offices, open-plan office areas, a kitchenette and washrooms.

This turnkey opportunity enables occupiers to capitalize on the significant existing improvements and seamlessly transition into their new space without significant capital investment.



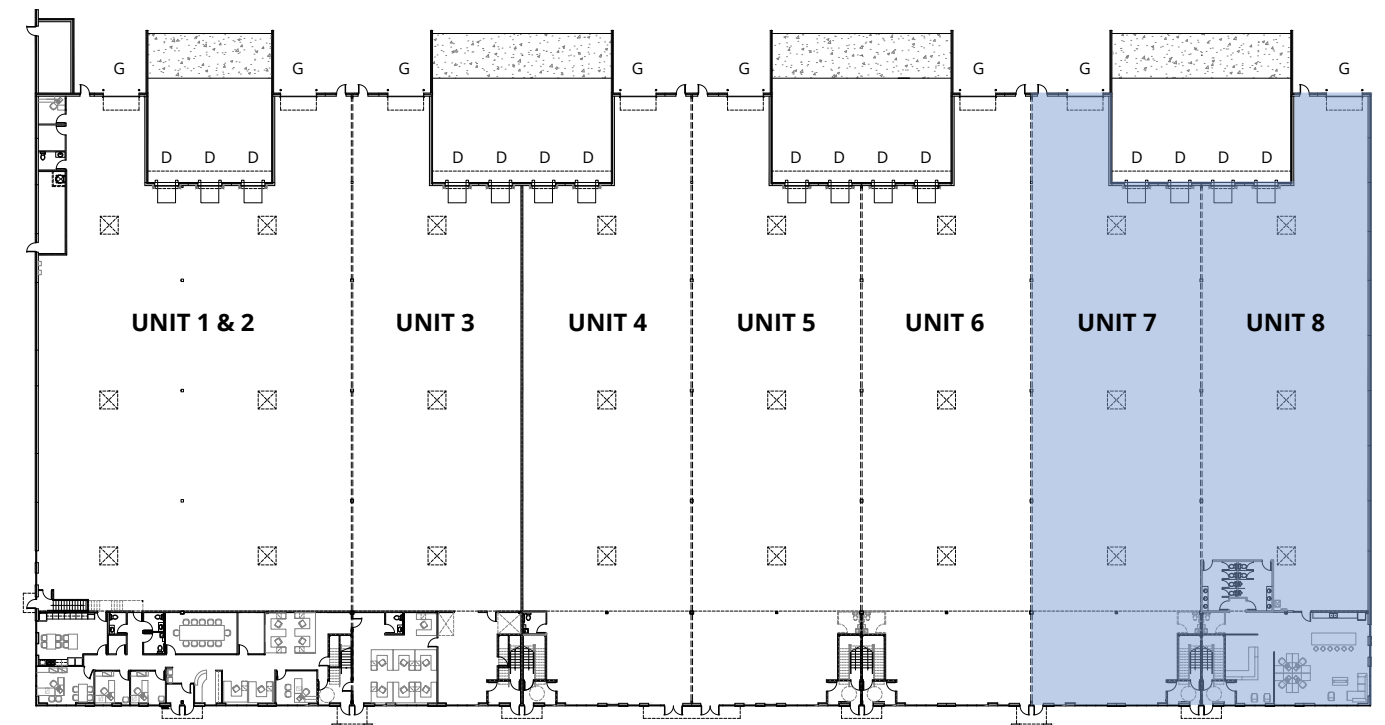
Availability

Unit	Ground floor (sf)	Second floor (sf)	Total (sf)	Dock doors	Grade doors	Parking stalls	Improved offices (sf)	Asking price	Lease rate (psf)
1 & 2	20,340	3,468	23,808	3	2	26	8,630	\$12,025,000	\$20.25
3	10,821	1,814	12,635	2	1	14	1,824	\$6,000,000	\$18.50
4	10,821	1,814	12,635	2	1	15	-	\$5,800,000	\$18.50
5	10,821	1,814	12,635	2	1	15	-	\$5,800,000	\$18.50
6	10,821	1,814	12,635	2	1	15	-	\$5,800,000	\$18.50
7	10,821	1,814	12,635	2	1	15	-	Contact agents	
8	10,817	1,808	12,625	2	1	14	4,112	Contact agents	
Total	85,262	14,346	99,608	15	8	114	14,566	Contact agents	

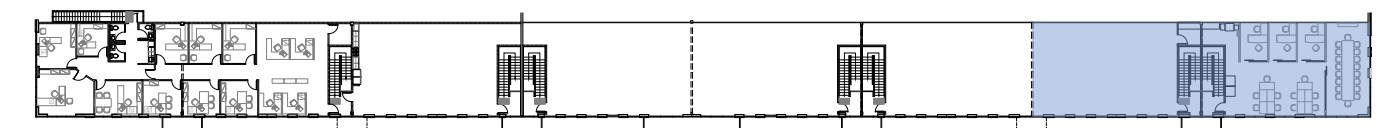
*Units can be combined to accommodate larger requirements

Site plan

GROUND FLOOR



SECOND FLOOR



D = dock level door G = grade level door

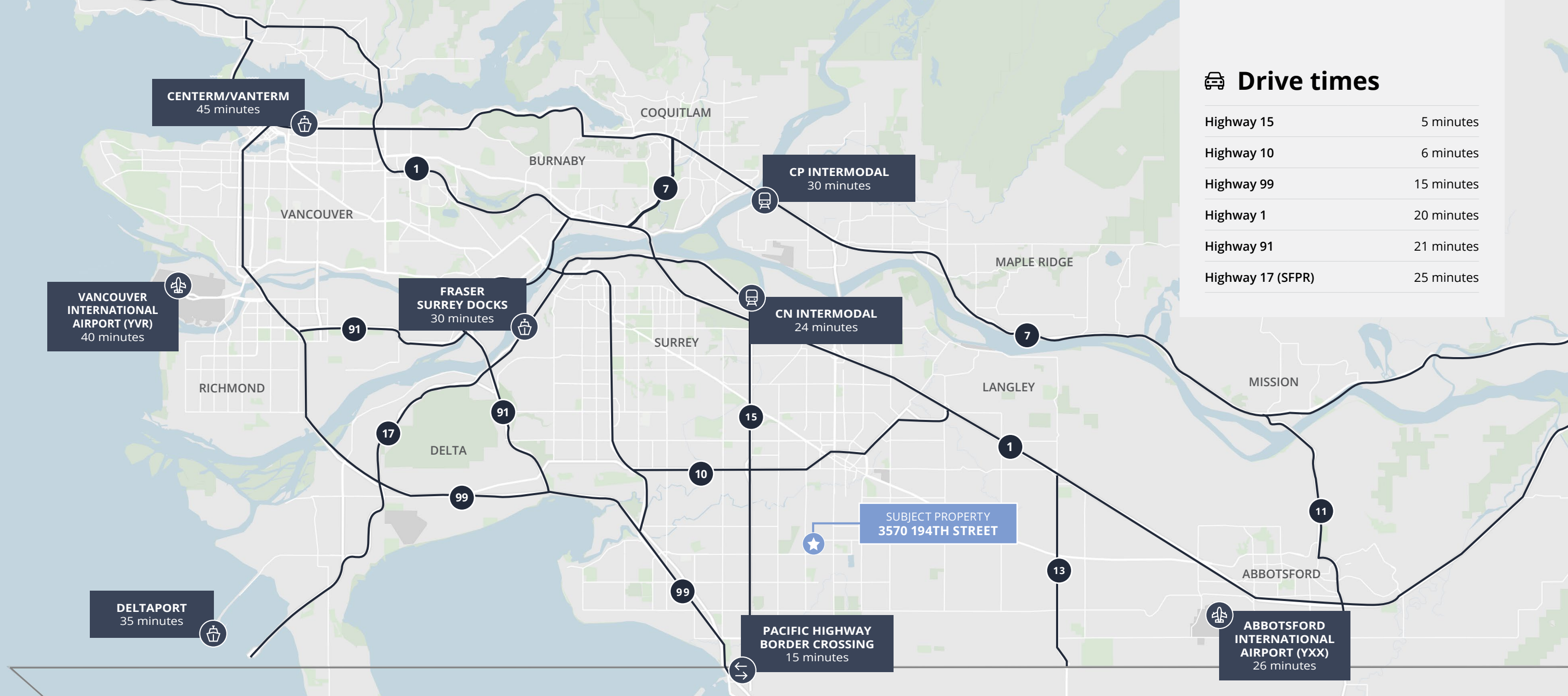
□ Available immediately

■ Leased until May 2027



🚗 Drive times

Highway 15	5 minutes
Highway 10	6 minutes
Highway 99	15 minutes
Highway 1	20 minutes
Highway 91	21 minutes
Highway 17 (SFPR)	25 minutes



Premium Campbell Heights location

Ideally situated at the prominent corner of 194th Street and 36th Avenue, the property is positioned in the heart of Surrey's Campbell Heights Business Park, one of Metro Vancouver's most sought-after and fastest-growing industrial hubs. Surrounded by leading regional and national businesses, the area offers an exceptional environment for growth, efficiency and long-term value.

With multiple access points and direct connectivity to Highways 1, 10, 15, and 99, the property provides excellent accessibility throughout the Lower Mainland and Fraser Valley, and is just 15 minutes from the Canada-US border. This strategic location is perfectly suited for businesses seeking operational efficiency and a high-quality industrial asset in a premier market.





Contact for more information

Joe Lehman*

Principal

604 757 4958

joe.lehman@avisonyoung.com

**Joe Lehman Personal Real Estate Corporation*

Garth White*

Principal, SIOR

604 757 4960

garth.white@avisonyoung.com

**Garth White 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.

**AVISON
YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**

Platinum member