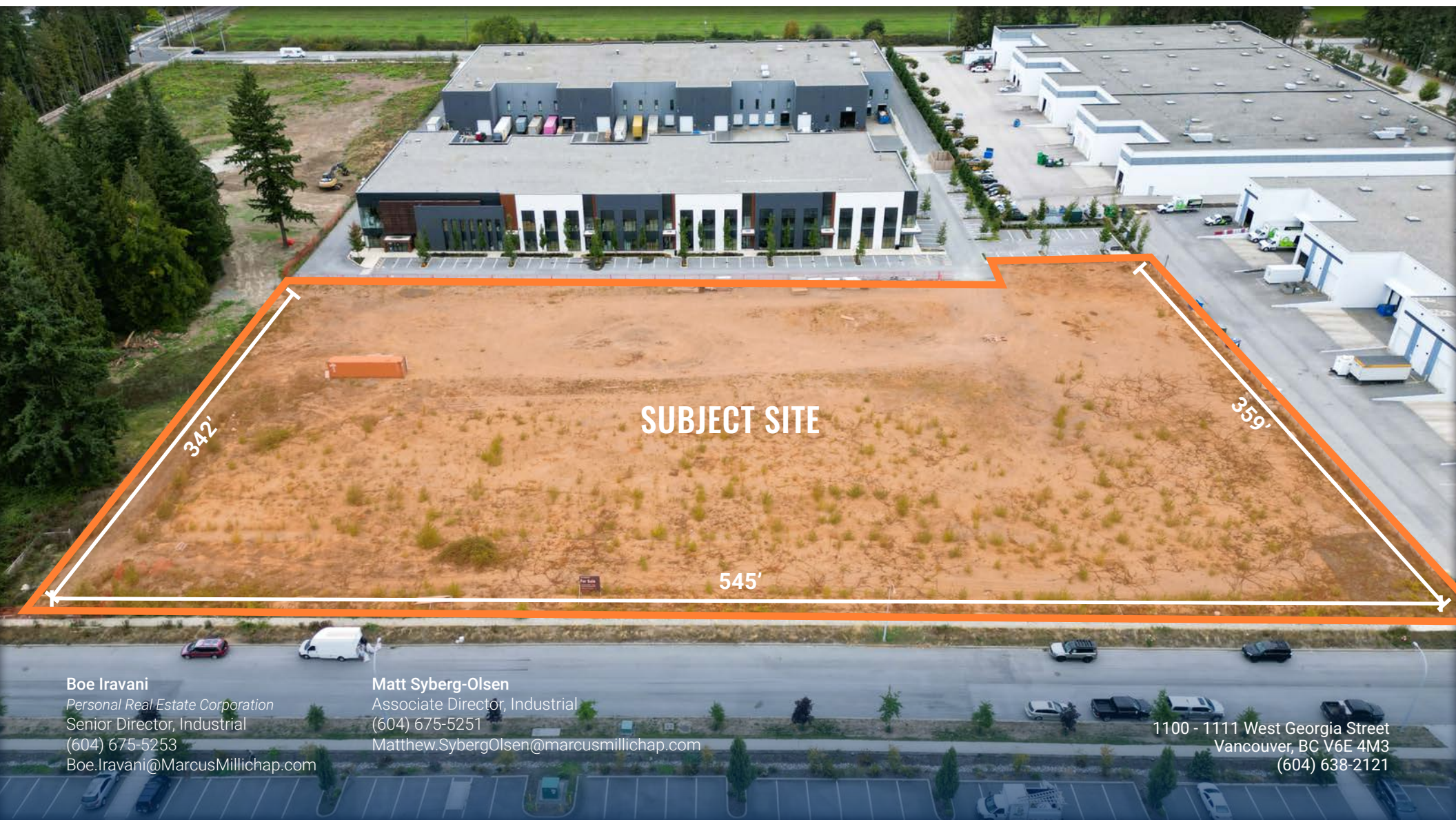


FOR SALE

4.3 ACRE INDUSTRIAL DEVELOPMENT SITE IN NORTH CAMPBELL HEIGHTS

19333 34A AVENUE, SURREY, BC

Marcus & Millichap



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CAMPBELL HEIGHTS SURREY'S INDUSTRIAL & BUSINESS HUB

Campbell Heights is Surrey's premier industrial and business hub, spanning nearly 2,000 acres with a mix of light and medium industrial uses, logistics, and business parks. Strategically located minutes from Highways 99 and 15 and the U.S. border, it offers unmatched connectivity for trade, distribution, and manufacturing. Purpose-built with modern design standards. Campbell Heights attracts leading companies across logistics, food processing, and advanced manufacturing. The area continues to see record demand from end-users and investors, making it one of the sought-after industrial area in the region and a cornerstone of Surrey's long-term economic growth.

OPPORTUNITY

Institutional Quality Industrial Development Opportunity in Campbell Heights

This 4.34-acre industrial development site represents one of the few remaining shovel-ready opportunities in North Campbell Heights. The property is fully serviced, level, and zoned IB-2, allowing a range of industrial and business park uses.

Positioned within Metro Vancouver's most supply-constrained industrial market, the site offers developers and owner-users the opportunity to construct a modern industrial project in a location surrounded by major occupiers including Amazon, Loblaw, Walmart, and numerous logistics and manufacturing users. With direct access to Highway 99, Highway 15, and the U.S. border, the property benefits from exceptional regional and international connectivity.

OFFERING HIGHLIGHTS



Site Condition

Zoned, serviced and build ready site condition



Zoning

IB-2 zoning allows for a variety of light impact industrial and commercial uses



High Exposure & Accessibility

Convenient access to major transportation routes, including highways and US/Canada border



Asking Price

Contact Listing Agent

Marcus & Millichap

Walmart

OK TIRE

Loblaws

amazon

FBX
Logistics Ltd

MCKESSON
Canada

van
gogh

NANAK

Robertson

34A AVE

192 ST

194 ST

SUBJECT SITE

SALIENT DETAILS

Address	19333 34A Avenue, Surrey BC
PID	030-873-207
Zoning	IB-2 - Business Park 2 Zone
Gross Site Area	4.34 Acres (189,050 SF)
OCP	Campbell Heights North
Assessed Value	\$20,817,000 (2026)
Property Tax	\$207,376.50 (2025)
Reports	Environmental & geotechnical reports are available.
Asking Price	Contact Listing Agent

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MAPLE RIDGE
DRIVE TIME 45MIN (25KM)



36 AVE

**SUBJECT
PROPERTY**

32 AVE

184 ST

192 ST

200 ST



DELTA PORT
DRIVE TIME 38MIN (34KM)

U.S. BORDER
DRIVE TIME 20MIN (9KM)



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