

AVISON
YOUNG

 BENCHMARK



LANSTONE

FOR SALE
OR LEASE

190 32 | INDUSTRIAL PARK

3120 190 Street & 19020 32 Avenue, Surrey

Premium Industrial Strata Opportunities from
11,070 to 106,366 sf in Campbell Heights



Opportunity

190 + 32 Industrial Park is a premium large bay industrial development located in the coveted Campbell Heights Business Park. Strategically positioned at the intersection of 190 Street and 32 Avenue, the project offers an exceptional opportunity for businesses seeking modern, efficient industrial space at the heart of one of Metro Vancouver's most established and desirable industrial hubs.

The project features two purpose-built industrial buildings with sale and lease opportunities ranging from 11,070 sf to 106,366 sf. Units are thoughtfully designed with both dock and grade loading to support efficient operations across a wide range of uses. This development presents an exceptional opportunity for businesses looking to secure high quality space in one of Metro Vancouver's most sought-after industrial locations.



ZONING

IB-1 Business Park



BUILDING 100 ANTICIPATED COMPLETION

Q2 2027



LOADING

Dock & Grade level



UNIT SIZE RANGE

11,070 sf – 19,759 sf*

**Contiguous space available*



PRICING

Building 100

Starting at \$495 psf

Building 200

Starting at \$475 psf

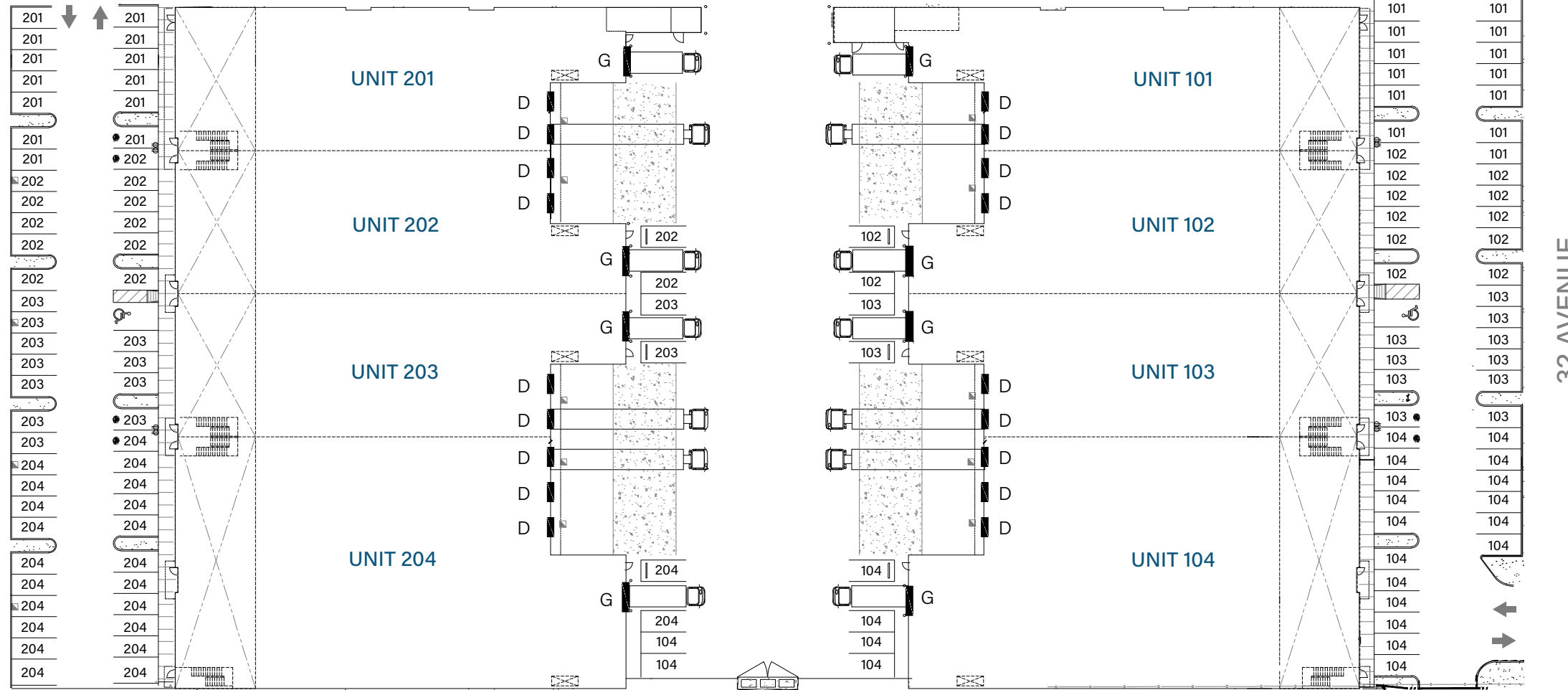


Site plan

190 STREET

BUILDING 200

BUILDING 100



32 AVENUE

D = Dock G = Grade

Please Contact the Listing Team for Pricing and Lease Rates.
Units May Be Combined for Larger Contiguous Spaces

Features



CONSTRUCTION
Insulated concrete tilt-up



LOADING
Dock and grade loading combinations
8'x10' doors at loading bays with dock levelers and 12'x14' doors at grade



CEILING HEIGHT
Warehouse: 32'
Mezzanine: 18' 10"
Below mezzanine: 10' 8"



FLOOR LOAD CAPACITY:
Warehouse: 700 lbs psf
Mezzanine: Design load 50 lbs psf with storage load 100 lbs psf



ELECTRICAL
600 Volt / 200 Amp 3-phase per bay



SPRINKLER SYSTEM
ESFR



HEATING
Gas fired unit heaters



LIGHTING
LED lighting



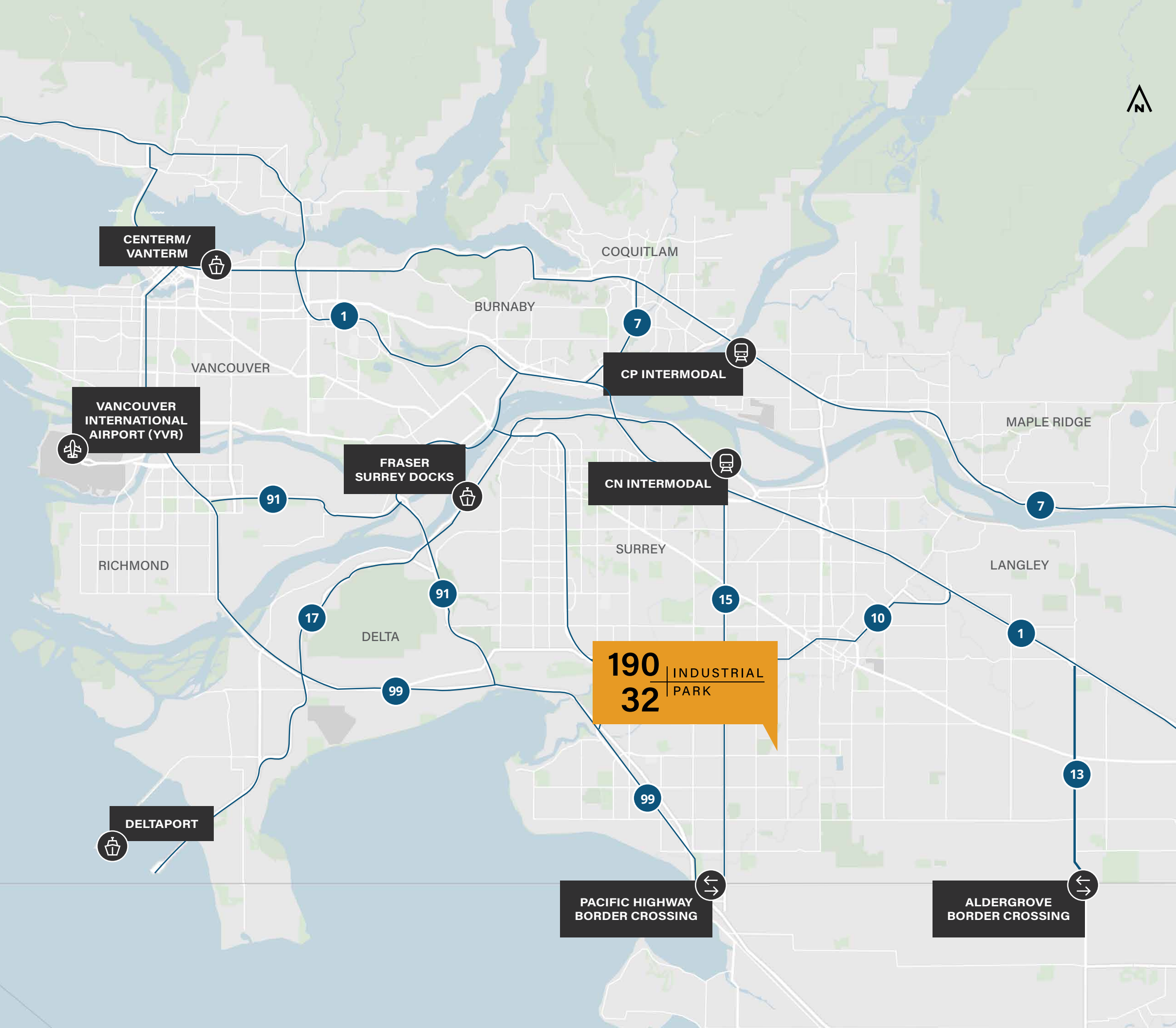
PARKING
123 stalls

BUILDING 200

Unit Number	Warehouse (sf)	Mezzanine (sf)	Total (sf)	Loading	Parking Allocation
201	9,308	1,818	11,126	2 dock, 1 grade	13 stalls
202	9,350	1,813	11,163	2 dock, 1 grade	13 stalls
203	9,350	1,813	11,163	2 dock, 1 grade	13 stalls
204	16,568	3,191	19,759	3 dock, 1 grade	23 stalls
TOTAL	44,576	8,635	53,211	9 dock, 4 grade	62 stalls

BUILDING 100

Unit Number	Warehouse (sf)	Mezzanine (sf)	Total (sf)	Loading	Parking Allocation
101	9,252	1,818	11,070	2 dock, 1 grade	13 stalls
102	9,350	1,813	11,163	2 dock, 1 grade	13 stalls
103	9,350	1,813	11,163	2 dock, 1 grade	12 stalls
104	16,568	3,191	19,759	3 dock, 1 grade	23 stalls
TOTAL	44,520	8,635	53,155	9 dock, 4 grade	61 stalls



Location

Located at the prominent corner of 190 Street and 32 Avenue, the site is well positioned to support efficient, growth-oriented industrial operations. Immediate access to key regional routes, including Highway 15, Highway 10, and 200th Street allows businesses to move goods quickly across Metro Vancouver and beyond, supporting reliable and cost-effective logistics. The surrounding area also benefits from a strong labour catchment and convenient access to retail and service amenities along the Langley Bypass and in nearby South Surrey.

Campbell Heights has evolved into one of Metro Vancouver's most dynamic industrial districts, driven by sustained demand and significant investment. Over the past decade, the area has attracted a roster of national and international occupiers, including Loblaws, Amazon, Bothwell Accurate, and Walmart. With its proximity to the US border and direct connectivity to the regional highway network, Campbell Heights continues to stand out as a leading destination for new industrial development and long-term business growth.

DRIVE TIMES

8 MINUTES	10 MINUTES
Langley City	Highway 10 & 15
15 MINUTES	15 MINUTES
US Border Truck Crossing	The Shops at Morgan Crossing
25 MINUTES	50 MINUTES
Trans-Canada Highway (Highway #1)	Vancouver International Airport (YVR)
40 MINUTES	50 MINUTES
Deltaport	Downtown Vancouver



BENCHMARK



LANSTONE

Contact for information

Michael Farrell*, Principal

604 646 8388

michael.farrell@avisonyoung.com

**Michael Farrell Personal Real Estate Corporation*

Jen Schroer, Associate

604 647 1359

jen.schroer@avisonyoung.com

190-32industrialpark.com



Scan for
more information

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.



Platinum member