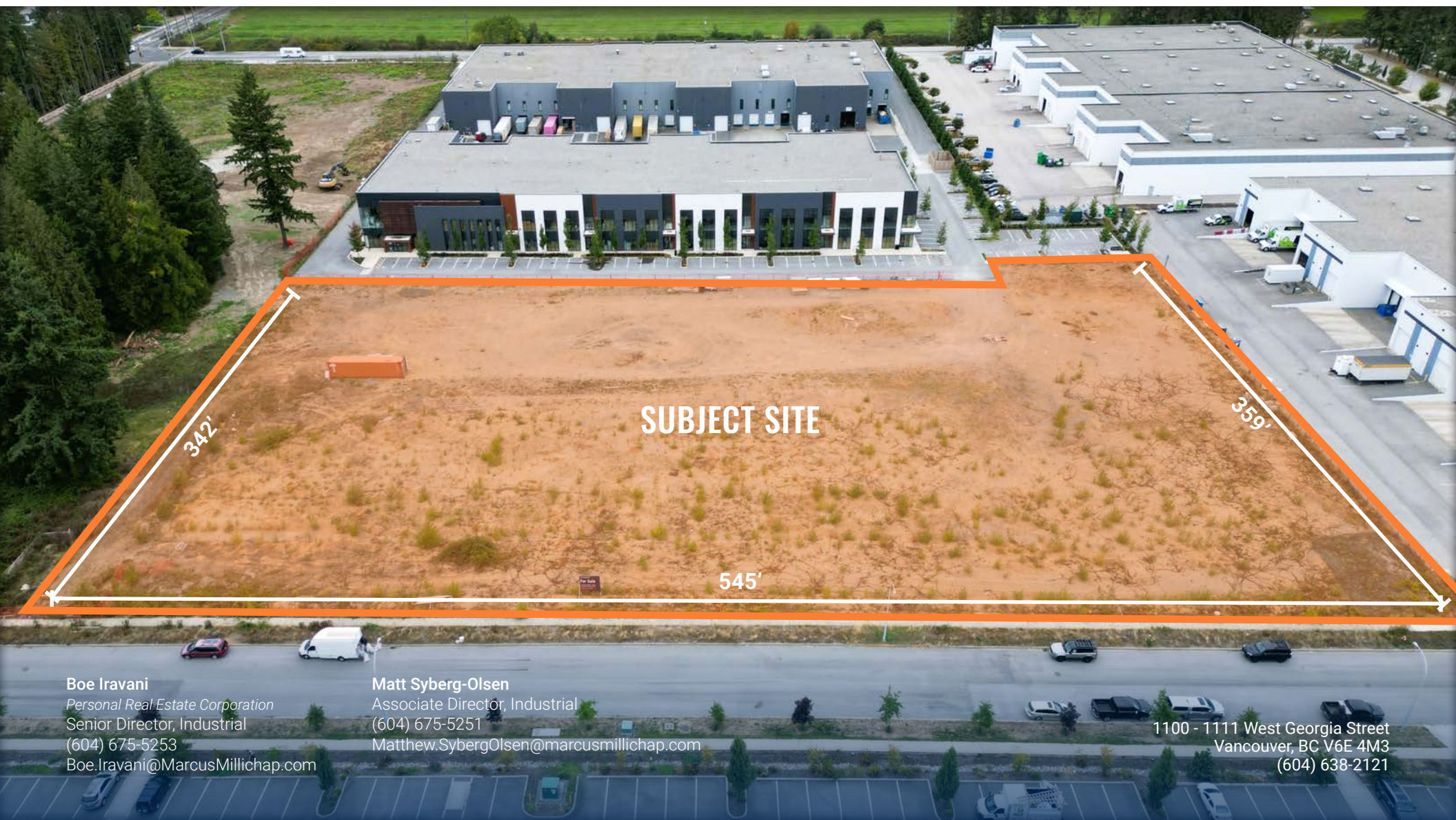


FOR SALE

4.3 ACRE INDUSTRIAL DEVELOPMENT SITE IN NORTH CAMPBELL HEIGHTS

19333 34A AVENUE, SURREY, BC

Marcus & Millichap



Boe Iravani
Personal Real Estate Corporation
Senior Director, Industrial
(604) 675-5253
Boe.Iravani@MarcusMillichap.com

Matt Syberg-Olsen
Associate Director, Industrial
(604) 675-5251
Matthew.SybergOlsen@marcusmillichap.com

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
(604) 638-2121

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.

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. Site servicing has been completed. The property is ready to proceed directly with a Development Permit (DP) application.

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

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

19333 34A AVENUE | SURREY

Marcus & Millichap

Boe Iravani

Personal Real Estate Corporation
Senior Director, Industrial
(604) 675-5253
Boe.Iravani@MarcusMillichap.com

Matt Syberg-Olsen

Associate Director, Industrial
(604) 675-5251
Matthew.SybergOlsen@marcusmillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
(604) 638-2121

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)



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.