

FOR SALE

19010 20 AVENUE, SURREY, B.C.

INDUSTRIAL DESIGNATED LOT IN
SOUTH CAMPBELL HEIGHTS



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Marcus & Millichap

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OPPORTUNITY

The Subject Property forms part of the South Campbell Heights Local Area Plan approved by Metro Vancouver and the City of Surrey during Q1 of 2022. Consisting of 5.02 acres of industrial designated land, this is a great opportunity to acquire a strategic footprint in the soon-to-be re-developed second phase of the coveted Campbell Heights Business Park. Conveniently located south of 20 Ave, this quadrant of the LAP will likely be the first area to undergo construction as soon as permissible by the authorities. The South Campbell Heights Local Area Plan will help address the current shortage of industrial space in the Lower Mainland and accommodate both new industrial businesses seeking for a new home or those expanding within the growing Campbell Heights market.

SITE INFORMATION

Legal Descriptions: LOT 1 SECTION 16 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP15702

Site Size*: 5.02 Acres (218,671 sq. ft.)

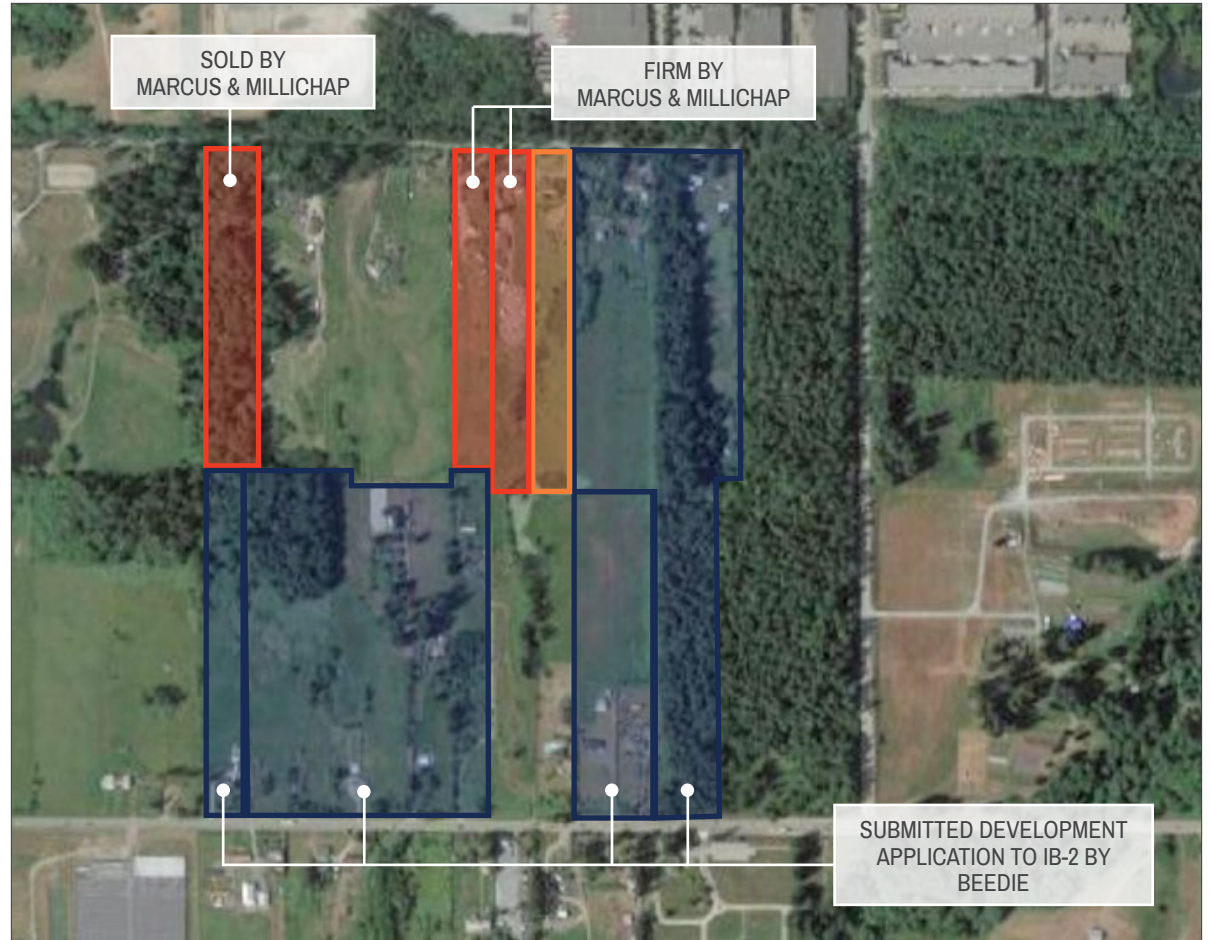
Site Dimensions: **Width:** ≈ 160 Feet **Depth:** ≈ 1,355 Feet

Current Zoning: [A-1: General Agricultural Zone](#)

OCP Designation: [South Campbell Heights Local Area Plan](#)

Asking Price: Please Contact Listing Agents

**All measurements are approximate and will need to be verified.*



HIGHLIGHTS

- Strategic Location south of 20 Avenue, immediate continuation of the Campbell Heights Business Park.
- Surrounded by capable developers leading the efforts for re-development and servicing of the area.
- Sub 1% industrial vacancy market.

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SOUTH CAMPBELL HEIGHTS LAP

The recent approval of the South Campbell Heights Local Area Plan by Metro Vancouver along with the expected publication of Bylaws and infrastructure improvement plans in early 2023 by the City of Surrey have significantly boosted the confidence and expectations for this area. The “Mixed Employment” designation intends to support a mix of light industrial, commercial and office uses congruent with the existing business park north of 20 Avenue.

Campbell Heights has become one of the most prominent industrial business parks in the Lower Mainland. Its access to Highways 99 and 15, along with the park’s proximity to Downtown Surrey and Downtown Langley make Campbell Heights an ideal logistics and business hub, as well as an attractive commute destination for the growing local workforce. Important tenants such as Amazon, Walmart, Loblaws, and Sobeys, along with hundreds of smaller independent businesses have established their operations in Campbell Heights not only for its convenient location, but also due to the high-quality infrastructure and premium business park feel that is perceived due to the Light Industrial zoning. Campbell Heights is conveniently located close to a wide array of amenities such as restaurants, retail, and parks that allow tenants to conduct business without sacrificing their day-to-day activities.



Sample Campbell Heights Warehouse



New Campbell Heights Walmart Facility



Campbell Heights Business Park with 20 Ave and the South Campbell Heights LAP

**For Illustration purposes only*

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