



## FOR SALE | CAMPBELL HEIGHTS INDUSTRIAL DEVELOPMENT SITE

---

3037 194 STREET,  
SURREY, BC

±5.0 Acres | ±120,000 SF Buildable |  
Premier Logistics Corridor

# EXECUTIVE SUMMARY

3037 194 Street presents a rare opportunity to acquire a **±5.0-acre industrial development site** in Campbell Heights, one of Metro Vancouver's most established and supply-constrained industrial nodes.

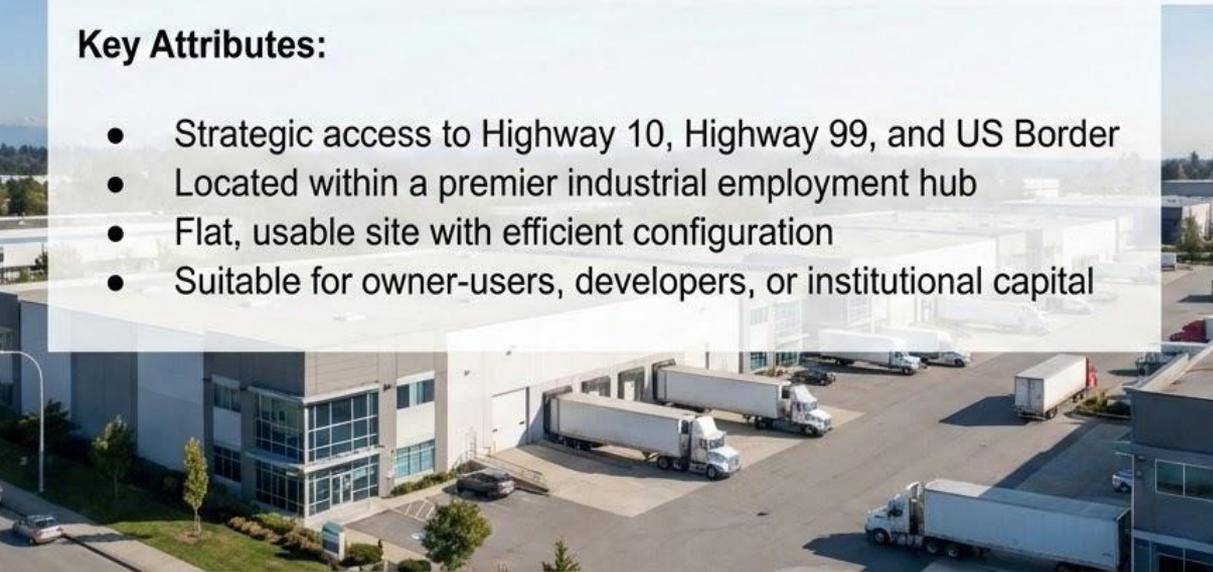
The property offers **±120,000 SF of buildable area (conceptual)** and is ideally suited for logistics, distribution, or light industrial development.

## Key Attributes:

- Strategic access to Highway 10, Highway 99, and US Border
- Located within a premier industrial employment hub
- Flat, usable site with efficient configuration
- Suitable for owner-users, developers, or institutional capital

## Key Attributes:

-  Strategic access to Highway 10, Highway 99, and US Border
-  Located within a premier industrial employment hub
-  Flat, usable site with efficient configuration
-  Suitable for owner-users, developers, or institutional capital





32 Ave

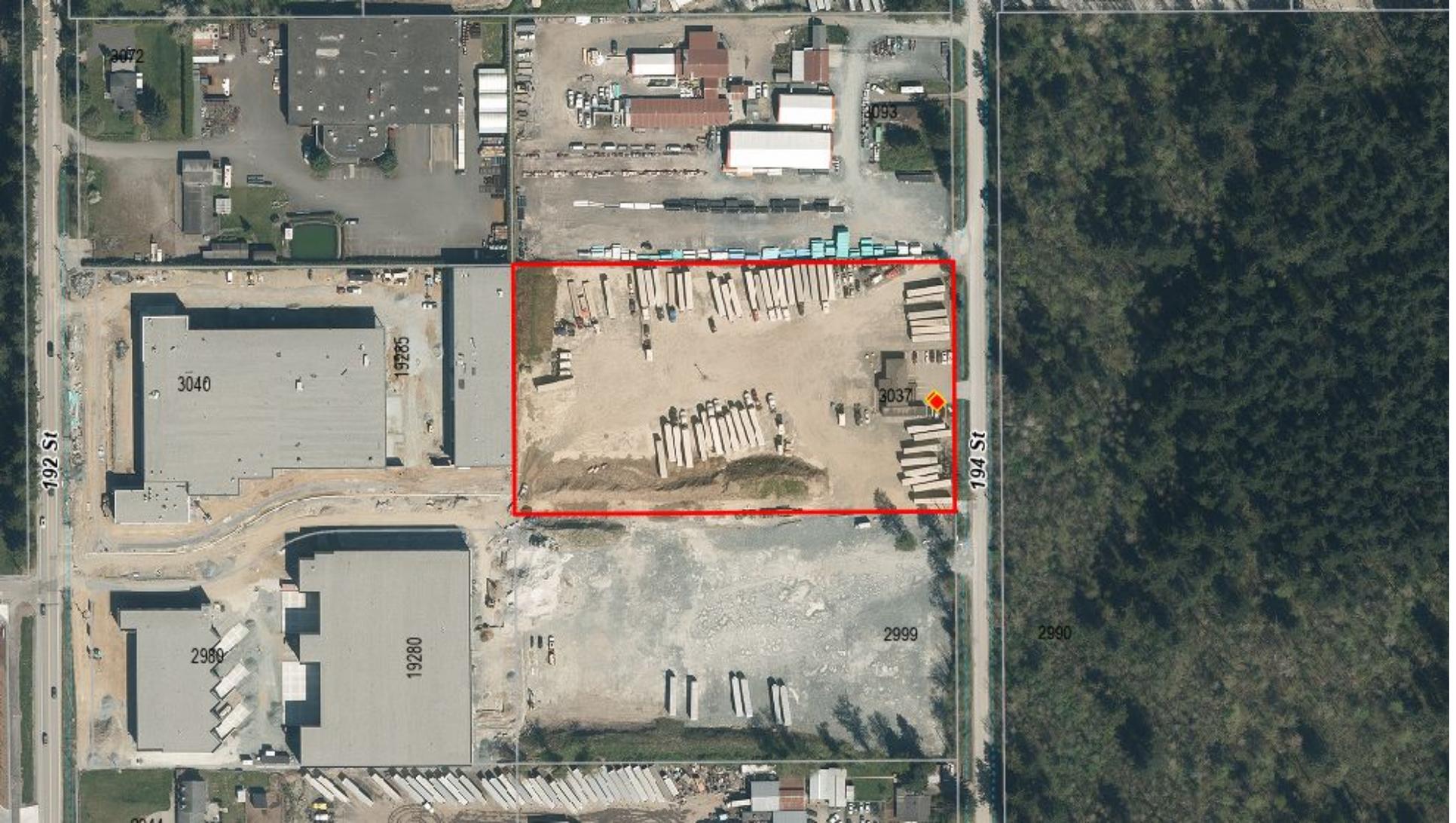
196 St

194 St

190 St

192 St

28 Ave



192 St

194 St

3072

3093

3040

19285

2989

19280

3037

2999

2990





**SCHEMATIC PLAN**



THIS DRAWING IS A CONTRACT DOCUMENT OF SERVICE AND SHALL BE THE PROPERTY OF THE CONSULTANT. NO REPRODUCTION OR USE OF THE CONSULTANT'S COPYRIGHT MATERIAL, AND IN PARTICULAR ANY INFORMATION CONTAINED HEREIN, MAY BE MADE OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. ANY REPRODUCTION OR USE OF THIS MATERIAL WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE CONSULTANT. THE CONSULTANT SHALL BE RESPONSIBLE FOR ALL INFORMATION, DATA, AND PLANS AND DRAWINGS TO DEVELOP THE WORK. DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE TO THE CONSULTANT FROM THE COMMENCEMENT OF THE DRAWING UNTIL THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AND SHALL BE RESPONSIBLE FOR THE OBTAINING OF THE SAME. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AND SHALL BE RESPONSIBLE FOR THE OBTAINING OF THE SAME. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AND SHALL BE RESPONSIBLE FOR THE OBTAINING OF THE SAME.

NO.	DATE	ISSUANCE

PROPOSED NEW DEVELOPMENT  
3037 192 STREET  
Surrey BC

**MASTER SITE PLAN**      **A 2.0**



DRAWN: [ ]      CHECKED: [ ]      SCALE: [ ]      FILE: [ ]

KCC Architecture & Design Ltd.      4400 152nd Street, Surrey, BC V4Z 2G9      Tel: 604.363.0912





**COLDWELL  
BANKER**

**UNIVERSE  
REALTY**



# EXCLUSIVE LISTING AGENT

**Sukh Johal PREC**

Coldwell Banker Universe Realty



Direct: +1 604-783-4552



Email: [sukhjohal@gmail.com](mailto:sukhjohal@gmail.com)



Web: [sukhjohal.com](http://sukhjohal.com)