

# FOR SALE | PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

3037 194 Street, Surrey, BC (Campbell Heights)



## PROPERTY OVERVIEW

A rare opportunity to acquire a **5.0-acre industrial development site in Campbell Heights**, Surrey's premier business park. The property is ideally suited for a modern logistics, distribution, or light industrial facility with **up to 120,000 SF of buildable area**.

Conceptual capacity:

- 90,000 SF main industrial building
- 30,000 SF mezzanine / office (subject to approvals)

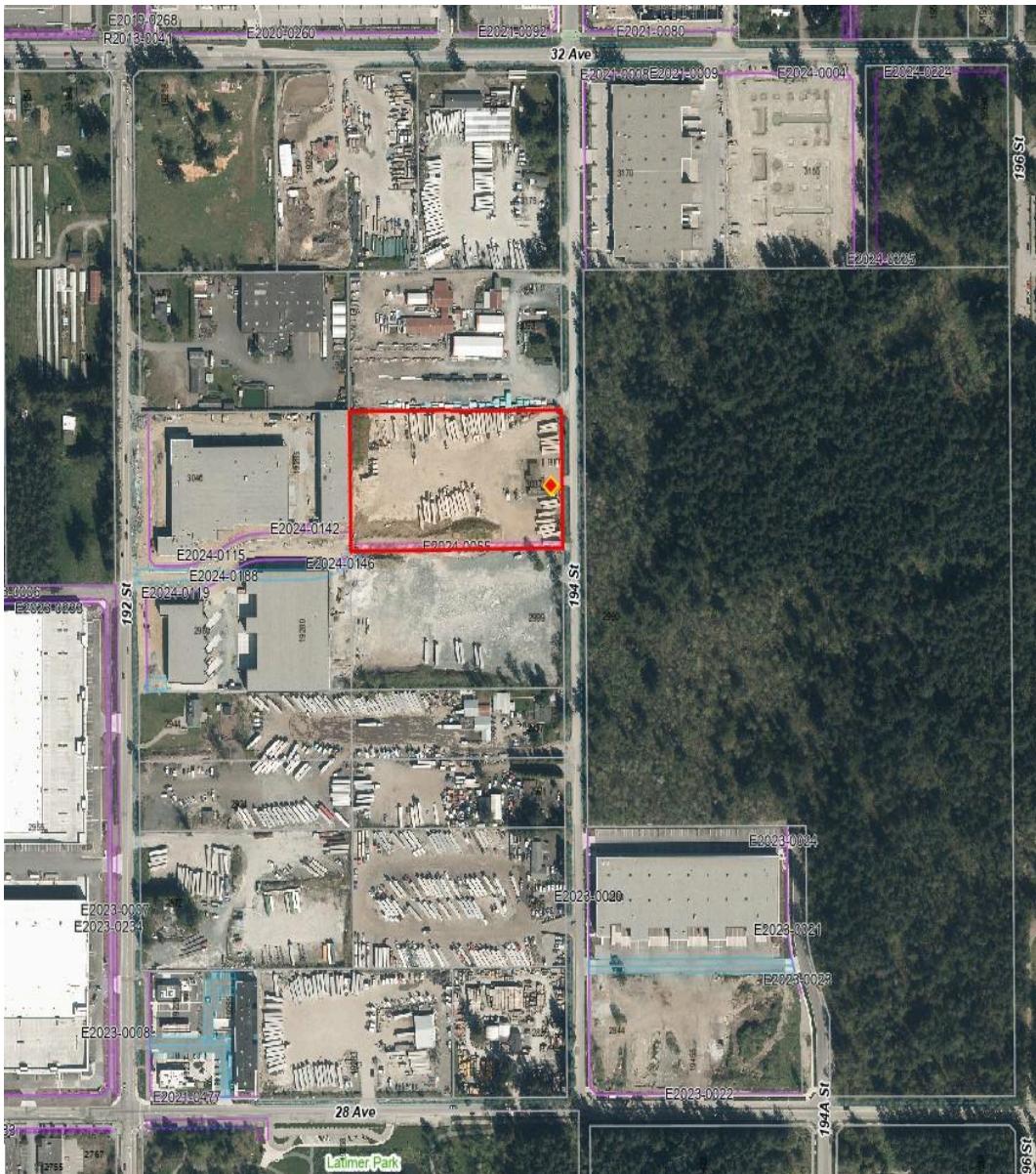
## KEY HIGHLIGHTS

- **Land Area:** ~5.0 acres ( $\pm 217,800$  SF)
- **Zoning:** A2 – Intensive Agricultural (within Campbell Heights Business Park / Mixed Employment OCP)
- **Planned Use Context:** Business Park / Mixed Employment
- **Buildable Potential:** Up to ~120,000 SF (conceptual)
- **Frontage:** Approx. 106M - 348 SF on 194 Street
- **Depth:** Approx. 191M - 626 SF
- **Topography:** Generally flat, cleared, and usable
- **Services:** Water available; no storm sewer on site (buyer to confirm servicing strategy)
- **Current Improvements:** Minimal (land value driven)



## LOCATION – CAMPBELL HEIGHTS

- One of Metro Vancouver's most sought-after industrial submarkets
- Immediate access to Highway 10, Highway 99, and the US Border
- Strong surrounding occupiers: logistics, manufacturing, and industrial service users
- Excellent labour access and cross-border connectivity



## PLANNING & PERMIT CONTEXT

- Located within the Campbell Heights Local Area Plan
- Prior Temporary Use Permit for outdoor storage and truck parking (historical)
- Site suitable for owner-occupier or investor-developer seeking long-term industrial exposure
- City of Surrey supports employment-generating uses in the area (buyer to verify)



## INVESTMENT RATIONALE

- Scarcity of large, contiguous industrial development parcels in South Surrey
- Strong long-term fundamentals driven by logistics, trade, and population growth
- Ability to design a high-efficiency, modern industrial facility tailored to end-user needs
- Attractive opportunity for developers, owner-users, or institutional capital

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## OFFERING

Further details, pricing guidance, and supporting due diligence available upon request.

## CONTACT

Sukh Johal PREC Coldwell Banker Universe Realty  
Direct Cell: 604-783-4552 [sukhjohal@gmail.com](mailto:sukhjohal@gmail.com)

**Environmental, Geo-Technical, Schematic Site Plan Available**

