

# FOR SALE

Marcus & Millichap

4.3 ACRE INDUSTRIAL DEVELOPMENT SITE IN NORTH CAMPBELL HEIGHTS

19333 34A AVENUE, SURREY, BC



**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.

## OPPORTUNITY

Marcus & Millichap presents the rare offering to purchase a 4.34 acre development lot in North Campbell Heights Business Park.

Situated in one of Metro Vancouver's coveted Industrial areas, the leveled, rectangular property offers opportunity for both developers and owner-users to construct either a single standalone building or multiple buildings with small bay units. A previous, expired, development permit allowed for 30 strata lots over two buildings with 115 parking spots and 60% site coverage. Treat this lot as a blank canvas or use the existing plans, but don't miss this rare development opportunity.

## 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



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

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

# Marcus & Millichap

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**MAPLE RIDGE**  
DRIVE TIME 45MIN (25KM)



**36 AVE**

**SUBJECT  
PROPERTY**

**32 AVE**

**184 ST**

**192 ST**

**200 ST**



**DELTA**  
DRIVE TIME 35MIN (33KM)

**USA BORDER**  
DRIVE TIME 20MIN (9KM)



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