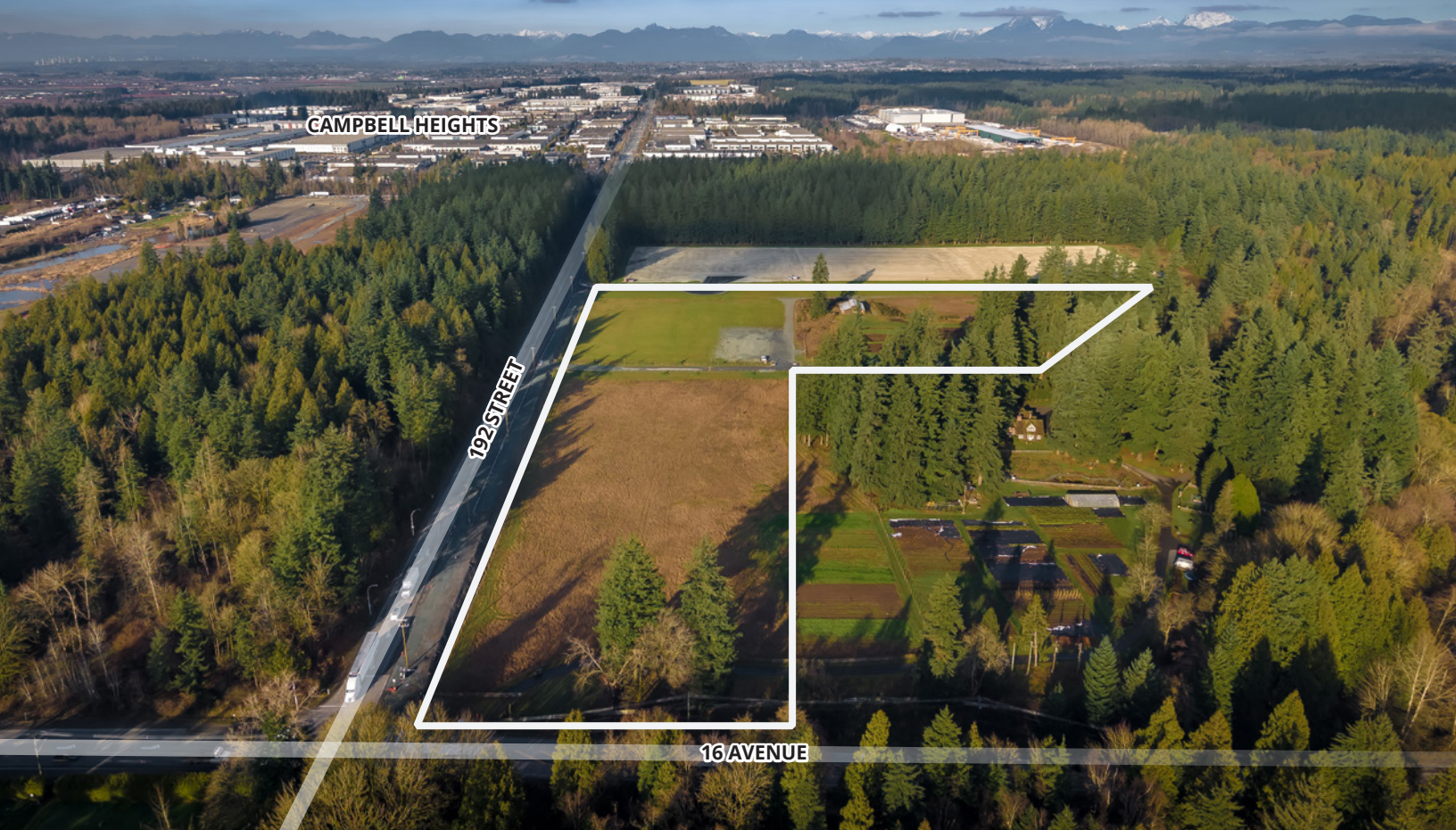


**FOR LEASE**

# 1760 192nd Street

SURREY, BC

Industrial outside storage opportunities from 1 acre up to 20 acres  
in South Campbell Heights



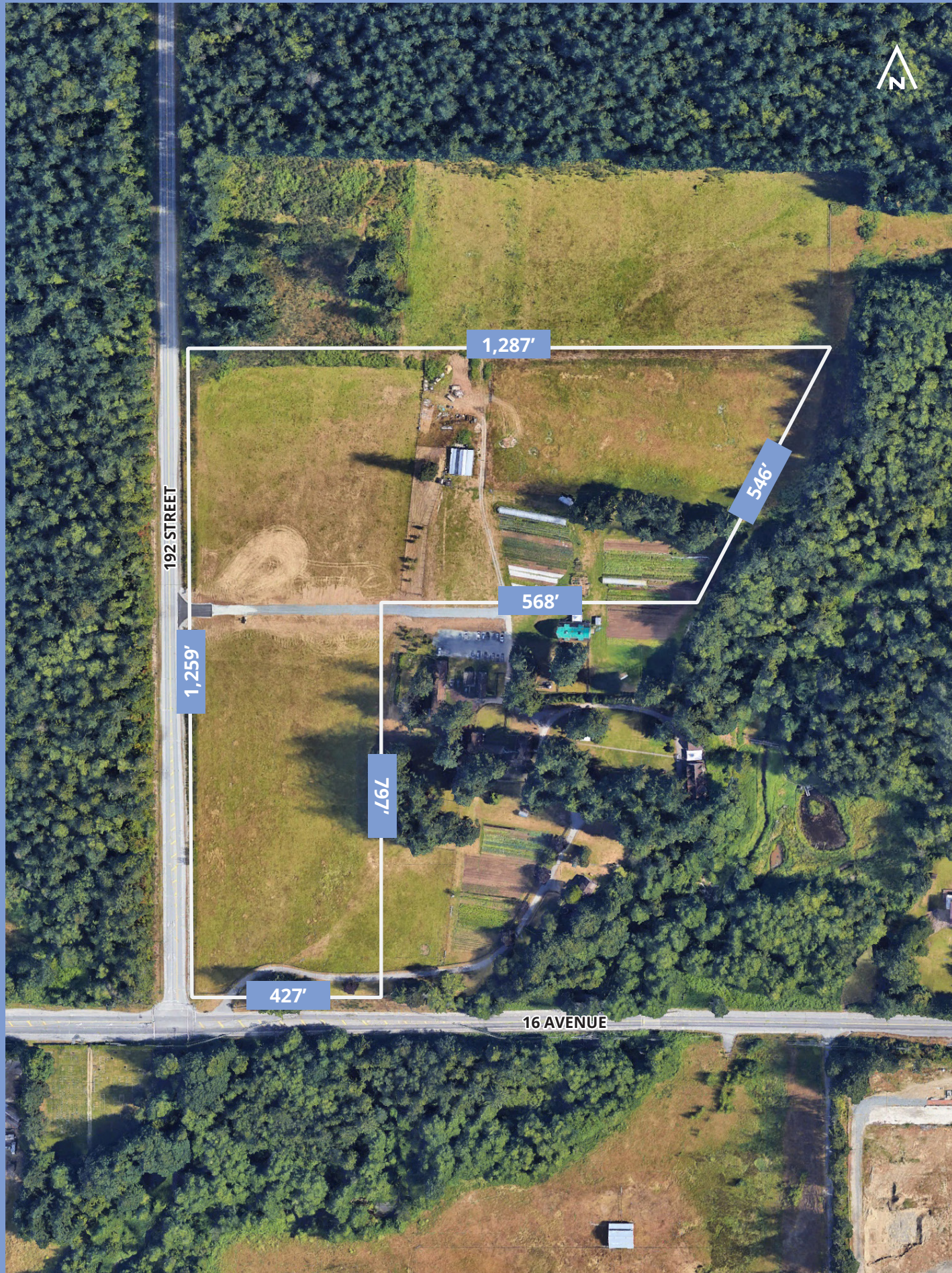
**Garth White\***, Principal, SIOR  
604 757 4960  
garth.white@avisonyoung.com  
*\*Garth White Personal Real Estate Corporation*

**Kerman Pannu\***, Associate Vice President  
604 646 8390  
kerman.pannu@avisonyoung.com  
*\*Kerman Pannu Personal Real Estate Corporation*

**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Joe Lehman Personal Real Estate Corporation*

**Jen Schroer**, Associate  
604 647 1359  
jen.schroer@avisonyoung.com

**AVISON  
YOUNG**



# Opportunity

Avison Young is pleased to introduce the opportunity to lease up to 20 acres of vacant industrial land in South Campbell Heights. The site can be divided into smaller parcels from 1 acre and up, to suit tenant requirements.

## Property details

**SITE AREA**  
19.962 acres (869,544 sf)

**SITE PREPARATION**  
Site will be cleared, levelled and prepared in advance of occupancy

**PROPOSED USES**  
Outside storage uses including but not limited to construction materials, container storage, laydown yards and bulk materials

**ESTIMATED OCCUPANCY DATE**  
October 1, 2026

**LEASE RATE**  
Contact listing agents


**ADDITIONAL RENT (ESTIMATE)**  
\$0.80 psf


## Property highlights

 1 acre up to 20 acres of vacant industrial land

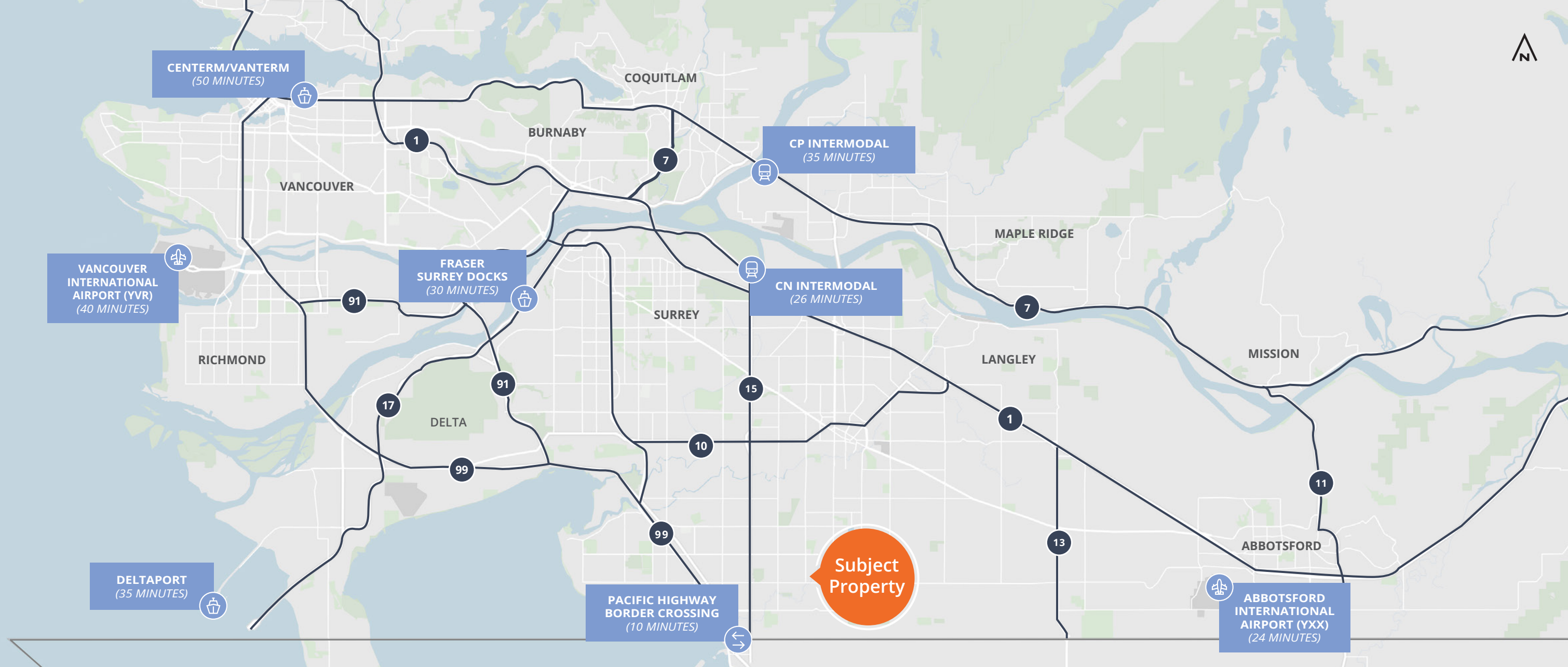
 Opportunity to demise the site into smaller parcels to accommodate various tenant requirements

 Ideal for industrial outside storage uses

 Direct exposure to 192nd Street and 16th Avenue in South Campbell Heights

 Located just 10 minutes to the Canada-US Border





## Premium South Campbell Heights location

The property is positioned in the heart of Surrey's South Campbell Heights at the corner of 192nd Street and 16th Avenue.

In December 2024, Surrey City Council approved Stage 2 of the South Campbell Heights Local Area Plan, which is expected to add approximately 350 acres of new employment land, just south of the existing Campbell Heights Business Park.

With multiple access points and direct connectivity to the major highway network, the location provides excellent accessibility throughout the Lower Mainland and Fraser Valley, and is just 10 minutes to the Canada-US border.

### DRIVE TIMES

Highway 15	<b>4 minutes</b>
Highway 99	<b>7 minutes</b>
Highway 10	<b>8 minutes</b>
Highway 91	<b>18 minutes</b>
Highway 1	<b>22 minutes</b>
Highway 17 (SFPR)	<b>24 minutes</b>





## Contact us for more information

**Garth White\***, Principal, SIOR  
604 757 4960  
garth.white@avisonyoung.com

*\*Garth White Personal Real Estate Corporation*

**Kerman Pannu\***, Associate Vice President  
604 646 8390  
kerman.pannu@avisonyoung.com

*\*Kerman Pannu Personal Real Estate Corporation*

**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com

*\*Joe Lehman Personal Real Estate Corporation*

**Jen Schroer**, Associate  
604 647 1359  
jen.schroer@avisonyoung.com

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**  
Platinum member