

110 - 19181 34A Ave Surrey BC

Campbell Heights Industrial Strata For Sale/Lease
Warehouse / Showroom

Total Size: ±3,860 SF

Main Floor: 2,360 SF

Mezzanine: ±1,500 SF

Ceiling Height: 22' Clear Height

1 Grade Level Loading Door

Showroom & Staff Room Build-Out

Zoning: CD (Industrial Uses)

Sale/Lease



110 | 19181 34A Avenue, Surrey

Exciting opportunity to acquire an improved industrial strata unit in Campbell Heights North, one of Surrey's premier business parks. Built in 2019, the 2,360 SF ground floor is complemented by $\pm 1,500$ SF of mezzanine — approximately 3,860 SF of usable area — with a professional showroom and staff room at the front and a 22' clear warehouse at the rear.

Located at 19181 34A Avenue in Surrey, British Columbia, the unit features grade-level loading door and excellent curb appeal. Campbell Heights provides efficient access to Highway 15 and Highway 10, with direct routes to Highway 1 and the Pacific Highway border crossing, serving both the Fraser Valley and Metro Vancouver.

Zoning Uses:

The unit is zoned CD (Comprehensive Development), supporting a broad mix of industrial and accompanying uses including warehousing and distribution, manufacturing and assembly, wholesale, showroom and service commercial. Prospective purchasers should confirm specific permitted uses with the City of Surrey.



Property Features:

- Built 2019
- 2,360 SF Ground Floor Size
- ±1,500 SF Built-Out Mezzanine
- 22’ Clear Warehouse Ceiling Height
- Grade Level Loading Door
- 3 Phase 600V 100 Amp Service & LED Lighting
- Showroom & Staff Room Build-Out at Front
- 2 Washrooms (1 Accessible)
- Parking: 4 stalls Total — 3 front and 1 rear.
- Concrete Tilt-Up Construction
- Zoning: CD (Industrial Uses)

Asking Price:	Ask Listing Agents
Asking Lease Rate:	Ask Listing Agents
Est. Additional Rent:	\$5.97 PSF
Property Tax (2026):	\$15,561.28
Strata Fees:	\$621.97 per Month



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FLOOR PLAN

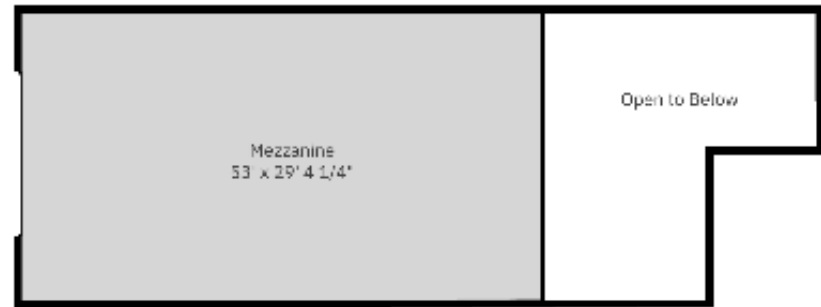
GROUND FLOOR 2,360 SF	WAREHOUSE 603 SF	MEZZANINE 1,500 SF	TOTAL SIZE 3,860 SF
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■ Ground Floor



GROUND FLOOR
2,360 SF

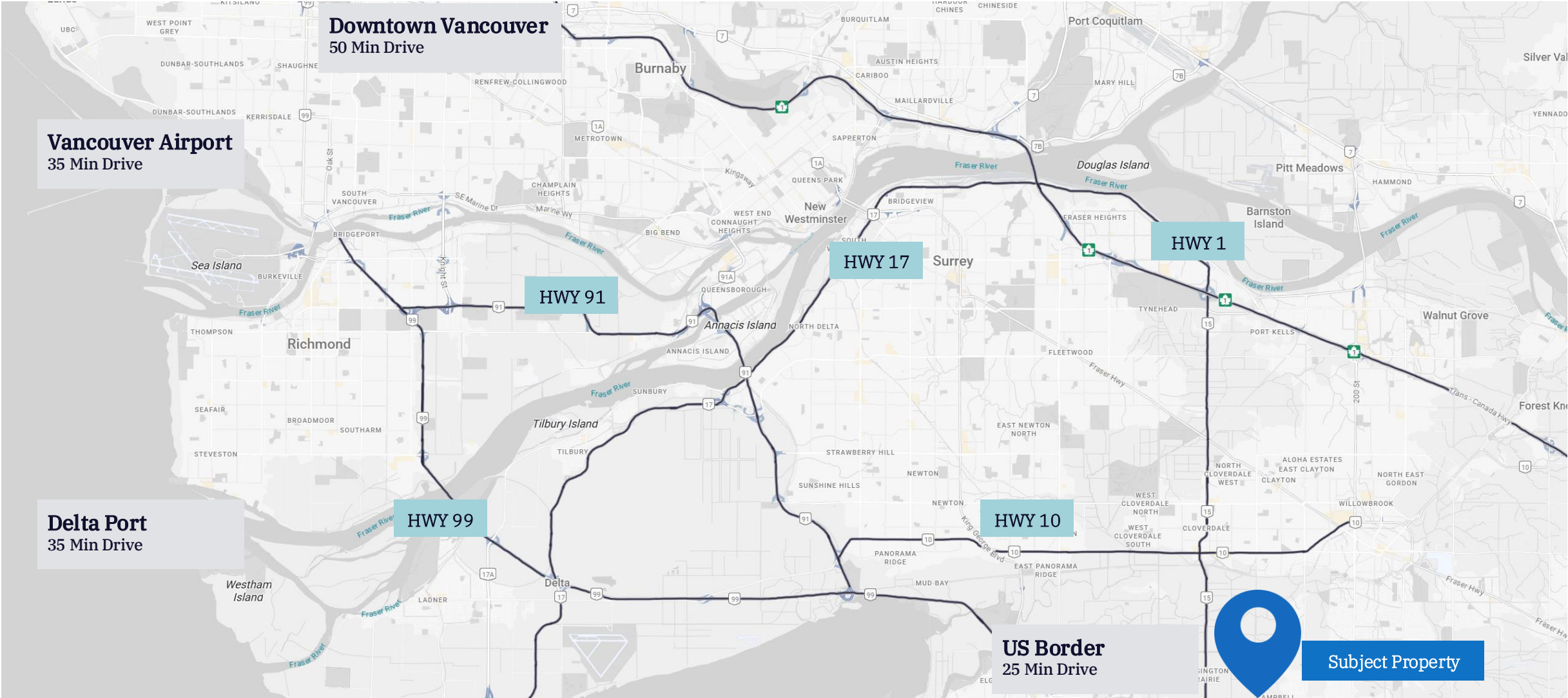
■ Mezzanine Floor

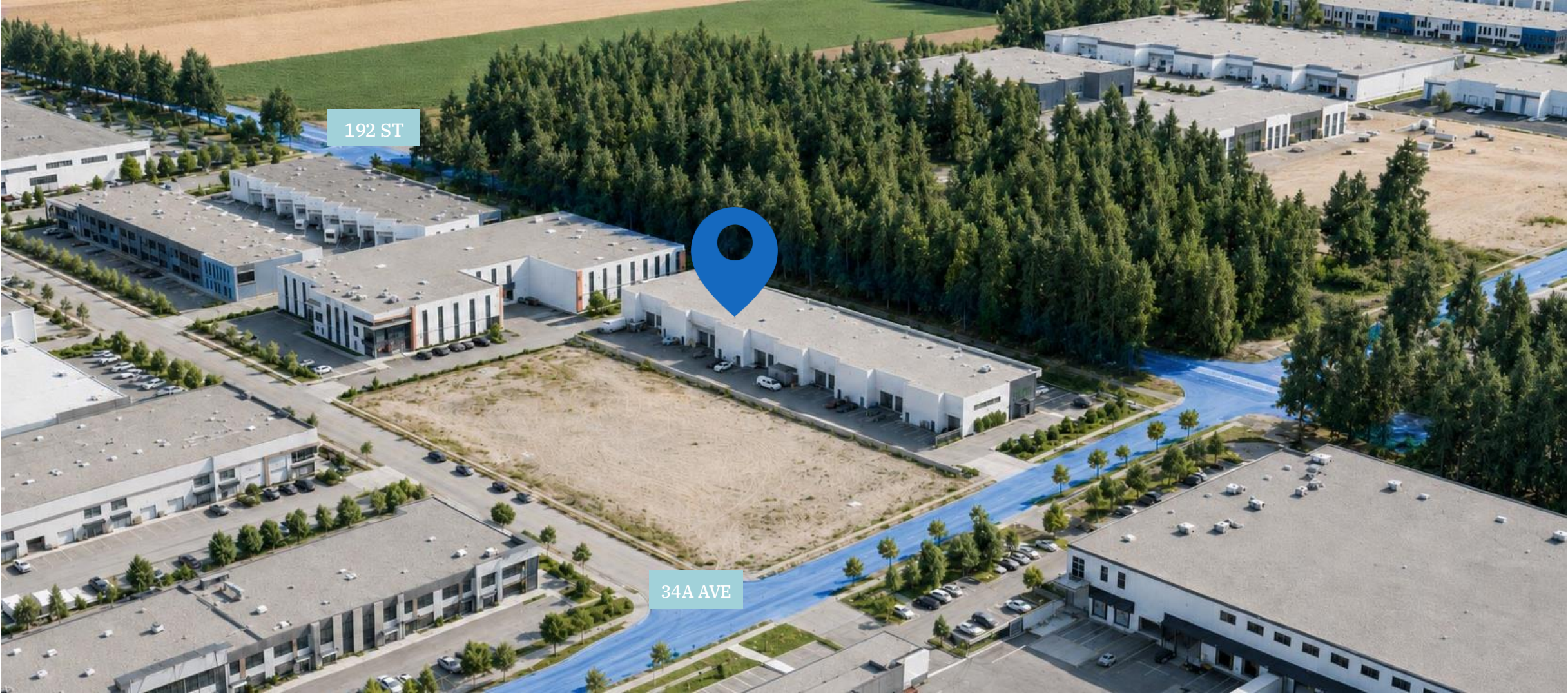


MEZZANINE
1,500 SF











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