

ASKING \$465 PSF

FOR SALE

101-3170

194 Street Surrey, BC

Premium large bay strata industrial space in
Campbell Heights Business Park



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**AVISON
YOUNG**

FOR SALE

101 - 3170 194 Street
Surrey, BC

OPPORTUNITY

An exceptional opportunity to acquire 25,772 sf of high-quality strata industrial space within Cedar Heights Business Centre, a 4.8-acre development situated at the prominent corner of 194th Street and 32nd Avenue in Surrey's Campbell Heights Business Park. Campbell Heights continues to stand out as one of Metro Vancouver's most in-demand and rapidly evolving industrial nodes. Constructed in 2022 by Orion Construction, the building reflects best-in-class design and build standards, featuring modern industrial specifications and a polished street presence befitting the area's top tenants. With versatile functionality, excellent exposure, and a proven submarket, this property offers a compelling opportunity for owner-occupiers and investors looking to secure premium industrial space in one of the region's strongest locations.

PROPERTY DETAILS

ADDRESS

101-3170 194 Street, Surrey, BC V3Z 9V2

PID

031-776-221

BUILDING SIZE

Ground floor	22,350 sf
Mezzanine	3,422 sf
Total	25,772 sf

CONSTRUCTED

2022

POSSESSION

60 Days' notice

ASKING PRICE

\$11,984,000 (\$465 PSF)

PROPERTY TAX (2025)

\$132,518.23

BC ASSESSMENT (2026)

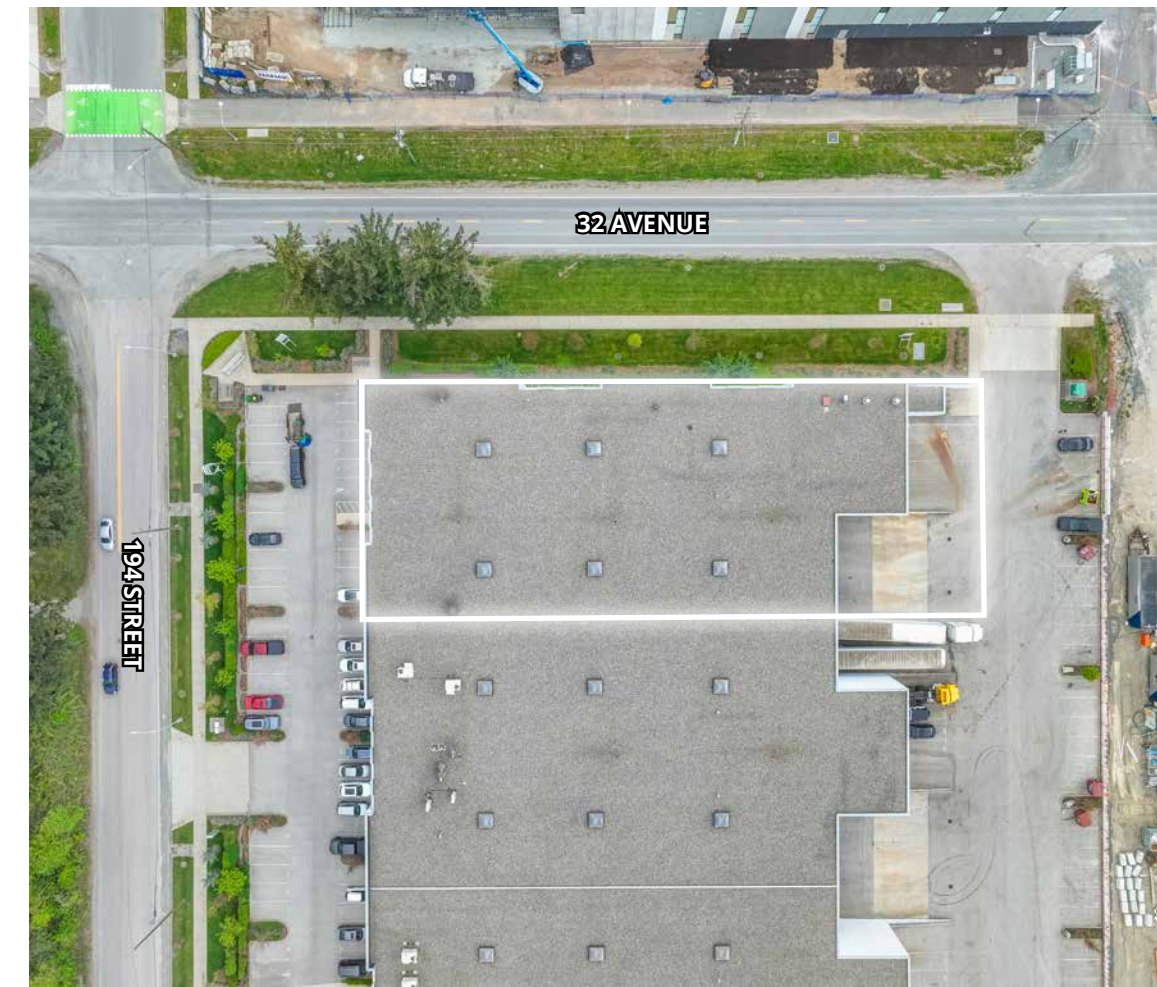
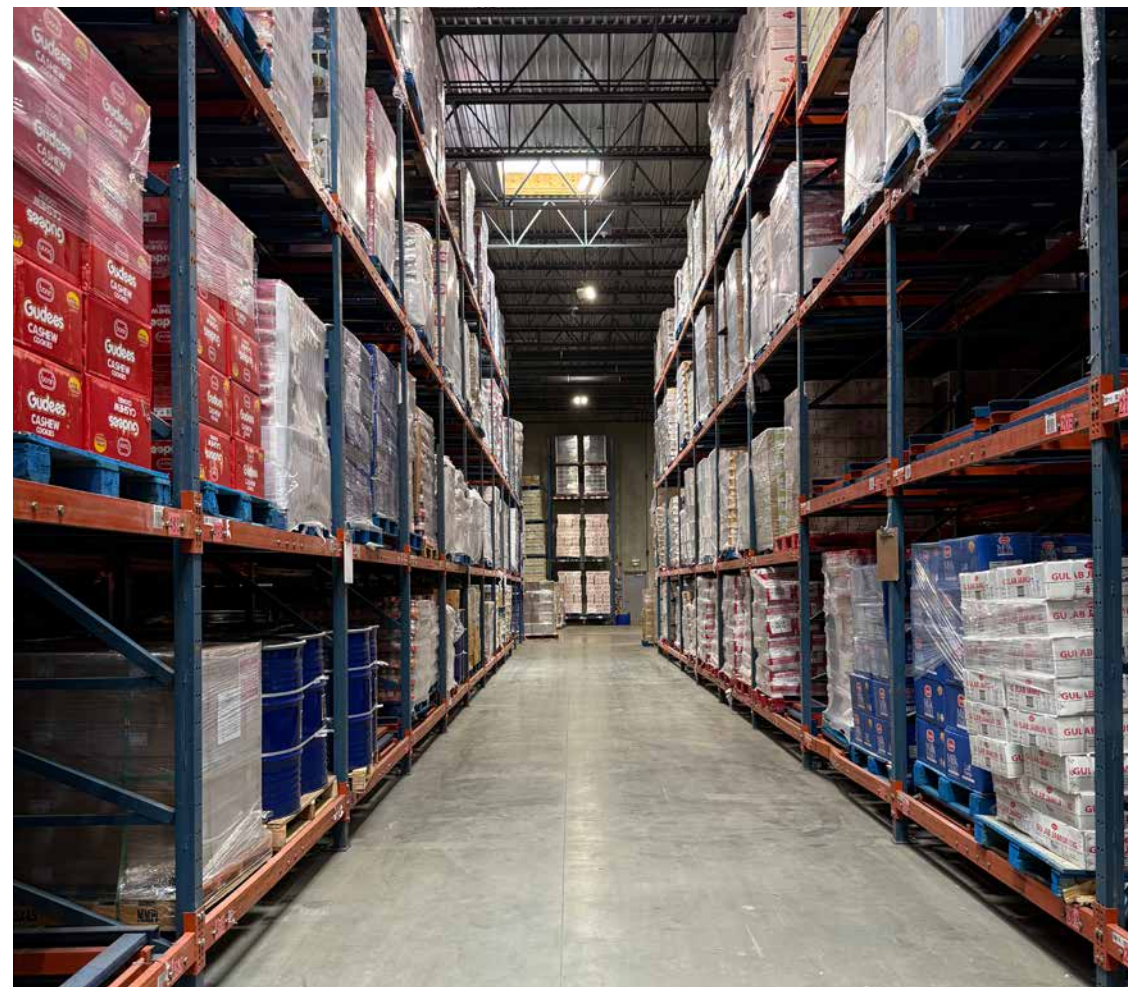
\$12,954,000

STRATA FEES

\$4,163.72 per month

ZONING











IB1 - Business Park 1 Zone: Permits a wide range of light industrial uses, including warehousing, distribution, manufacturing, and wholesale.



FOR SALE

101 - 3170 194 Street
Surrey, BC

PROPERTY HIGHLIGHTS

- 
CEILING HEIGHT
 26' clear ceiling height in the warehouse
- 
POWER
 Heavy 3-phase 200 amp, 600 volt service
- 
FLOOR LOAD CAPACITY
 Ground floor 500lbs per SF, mezzanine 100lbs per SF
- 
SPRINKLERS
 ESFR sprinklers
- 
LIGHTING
 High efficiency LED fixtures
- 
PARKING
 25 designated stalls
- 
LOADING
 Three (3) dock loading doors (8' X 10') with automatic levelers
 One (1) grade loading door (12' X 14')
- 
WINDOWS
 Extensive glazing throughout the warehouse, mezzanine and entrances
- 
MODERN, HIGH-QUALITY CONSTRUCTION
 Corporate presence and built to premium standard with high-quality specifications with concrete tilt-up insulated panels
- 
HIGH-EXPOSURE CORNER LOCATION & UNIT
 Prominent corner presence at 194th Street & 32nd Avenue in Campbell Heights, offers exceptional visibility and access





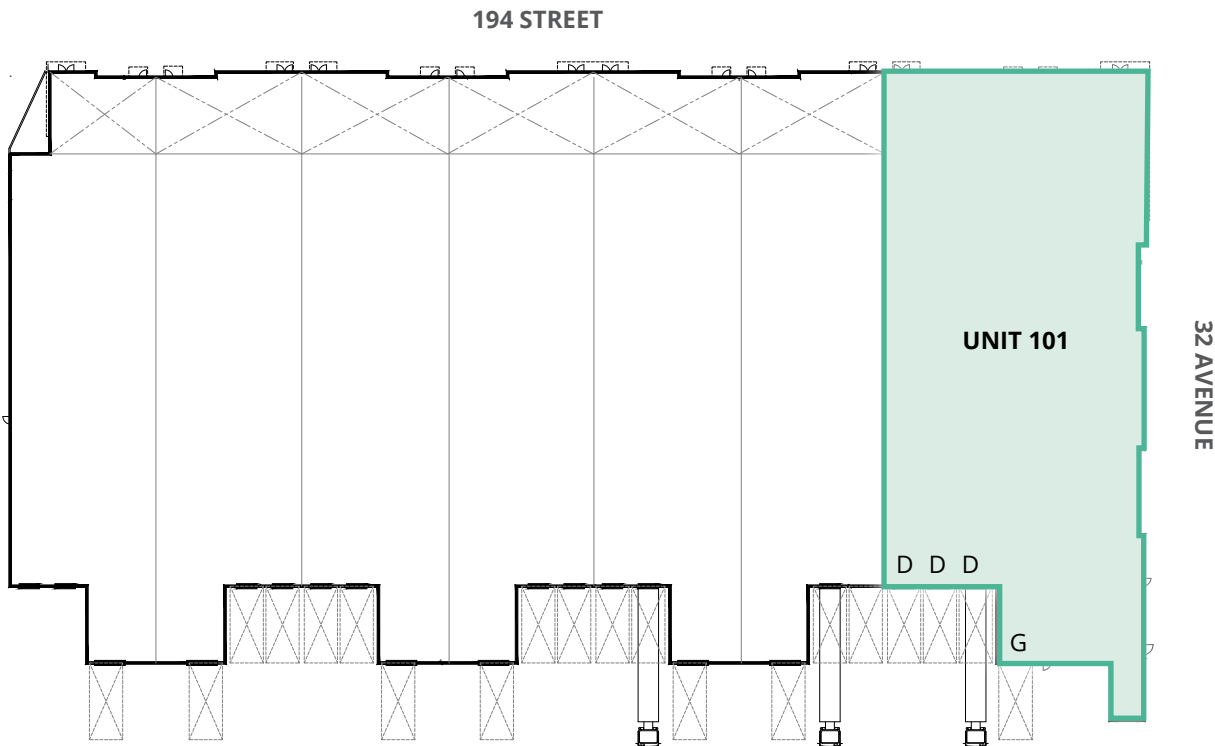
CEDAR COAST

Cedar Coast is a Vancouver-based real estate development and investment firm with a 23-year track record of successful outcomes across the Pacific Northwest. The firm has developed over 4.0 million square feet of light industrial space, along with 2,200 homes and 2,100 rental apartment units, with an active portfolio expected to exceed 11 million square feet at full build-out.



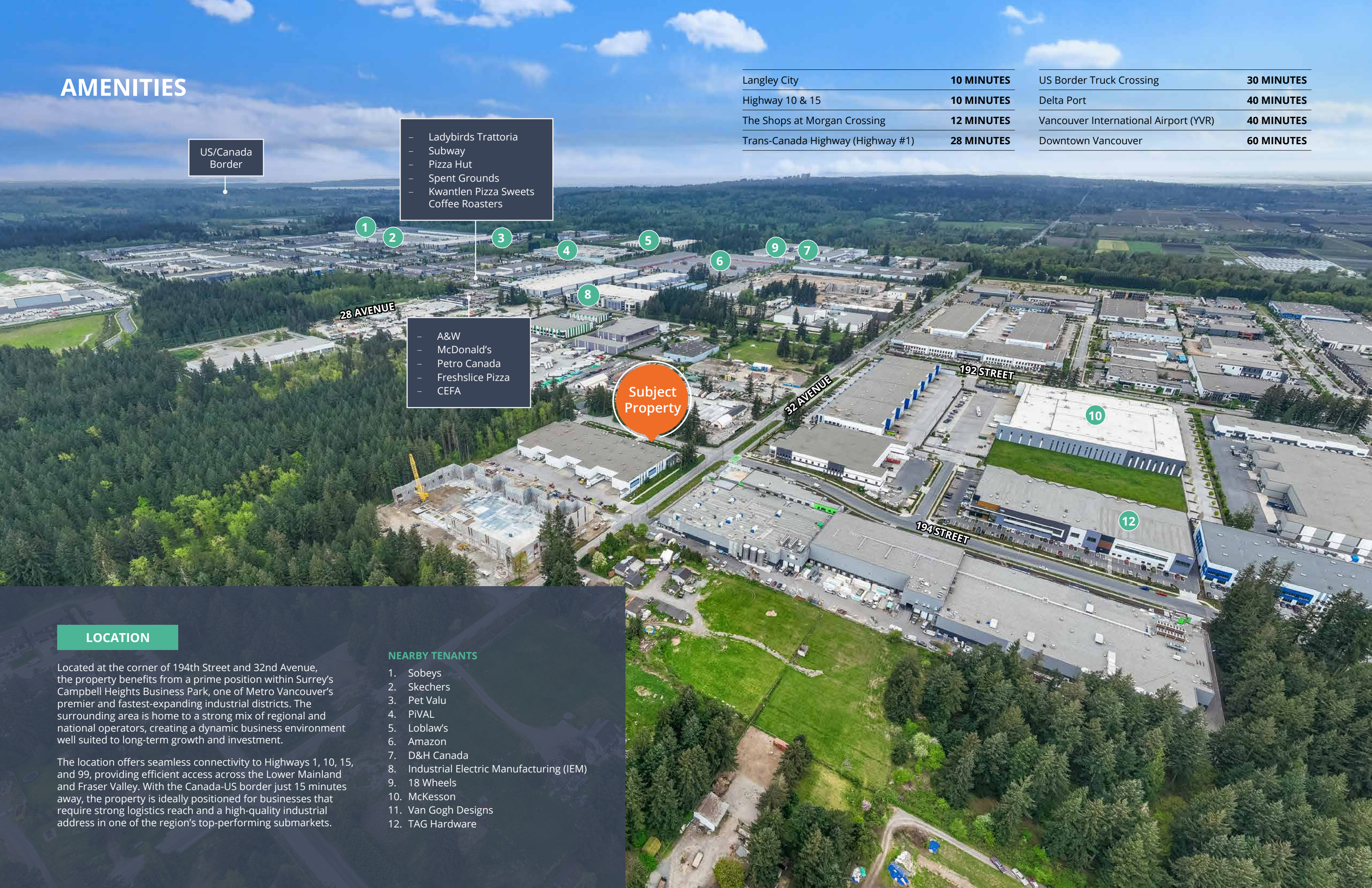
ORION CONSTRUCTION

Orion Construction is one of Western Canada's leading design-build contractors, founded in 2018 in Campbell Heights, Surrey and now managing a portfolio of more than 10 million square feet across industrial, commercial, multifamily, and retail projects. Recognized as one of Canada's Top Growing Companies by The Globe and Mail three years running, Orion has earned multiple Tilt-Up Achievement Awards and ranks among BC's Top 20 largest contractors.



D = Dock G = Grade

AMENITIES



US/Canada Border

- Ladybirds Trattoria
- Subway
- Pizza Hut
- Spent Grounds
- Kwantlen Pizza Sweets
- Coffee Roasters

- A&W
- McDonald's
- Petro Canada
- Freshslice Pizza
- CEFA

Subject Property

Langley City	10 MINUTES
Highway 10 & 15	10 MINUTES
The Shops at Morgan Crossing	12 MINUTES
Trans-Canada Highway (Highway #1)	28 MINUTES

US Border Truck Crossing	30 MINUTES
Delta Port	40 MINUTES
Vancouver International Airport (YVR)	40 MINUTES
Downtown Vancouver	60 MINUTES

LOCATION

Located at the corner of 194th Street and 32nd Avenue, the property benefits from a prime position within Surrey's Campbell Heights Business Park, one of Metro Vancouver's premier and fastest-expanding industrial districts. The surrounding area is home to a strong mix of regional and national operators, creating a dynamic business environment well suited to long-term growth and investment.

The location offers seamless connectivity to Highways 1, 10, 15, and 99, providing efficient access across the Lower Mainland and Fraser Valley. With the Canada-US border just 15 minutes away, the property is ideally positioned for businesses that require strong logistics reach and a high-quality industrial address in one of the region's top-performing submarkets.

NEARBY TENANTS

1. Sobeyes
2. Skechers
3. Pet Valu
4. PiVAL
5. Loblaw's
6. Amazon
7. D&H Canada
8. Industrial Electric Manufacturing (IEM)
9. 18 Wheels
10. McKesson
11. Van Gogh Designs
12. TAG Hardware

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Contact for more information

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