

FOR SALE | INDUSTRIAL
(107) 19055 34A AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,250 SF Shell Industrial Strata Unit**
- ▶ **Strategically Situated in Campbell Heights**

Location

The subject property is located in Campbell Heights North Business Park along 34A Avenue, between 190th Street and 191st Street and immediately west of 192nd Street. Its central location provides convenient access to Highway 99, Highway 91, Highway 15, Highway 10, Highway 1 and the Canada-United States border. Several nearby truck routes provide convenient ingress and egress throughout Metro Vancouver and the Fraser Valley. Campbell Heights is one of the Lower Mainland's most established and desirable industrial business parks.

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Features

- ▶ Shell-condition
- ▶ Entirely ground-floor configuration
- ▶ Quality insulated concrete tilt-up construction
- ▶ Designed and built by Teck Construction
- ▶ Functional rectangular configuration measuring approximately 24.42' wide by 83.96' deep
- ▶ Approximately 22.6' clear ceiling height
- ▶ One 12' x 14' grade-level loading door
- ▶ Three-phase power
- ▶ Sprinklered
- ▶ Forced-air heating
- ▶ Security alarm system
- ▶ Ample truck loading area
- ▶ Fully landscaped development
- ▶ Three parking stalls, including two at the front and one at the rear

Zoning

CD - Comprehensive Development ([click to view bylaw](#))

Available Space

Warehouse/Shell	2,250 SF
Office	—
Total	2,250 SF

Legal Description

STRATA LOT 7, PLAN EPS3507, SECTION 28;
PID: 029-807-328

Strata Fees

\$390.92 + GST

Property Taxes

\$13,856.19 (2026)

Asking Price

\$1,347,900 (\$599.07 PSF)

Availability

Immediately



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