

FOR SALE

INDUSTRIAL



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3548 191 STREET, SURREY, BC

46,922 SF STATE-OF-THE-ART FACILITY ON 2.02 ACRES

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The Opportunity

Lee & Associates is pleased to present 3548 191 Street, a 46,922 SF state-of-the-art industrial facility offering an efficient warehouse layout complemented by beautifully designed, custom-built office space. This Beedie-built property features a rear-loading configuration with a prominent front office presence, extensive glazing, dock loading, and 32-foot clear ceiling heights, with office improvements designed to enhance both functionality and aesthetics. Situated on a 2.02-acre site in South Surrey's highly sought-after Campbell Heights industrial node, the building has been well-maintained by a quality occupier and is well suited for modern industrial users.

Key Advantages

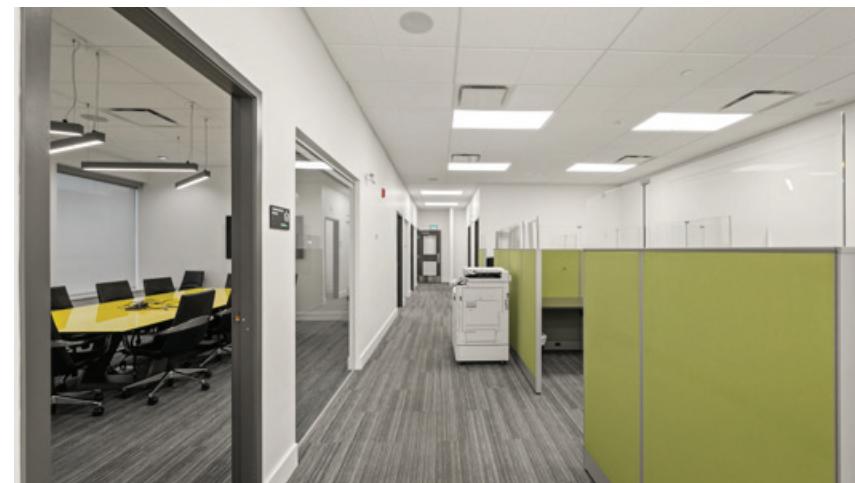
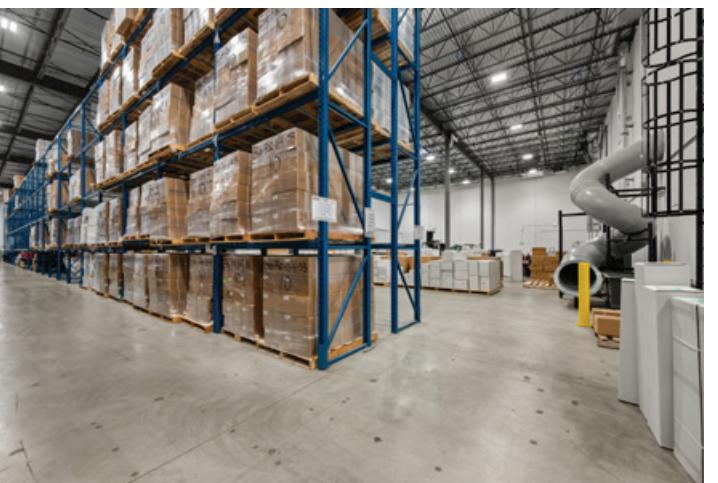
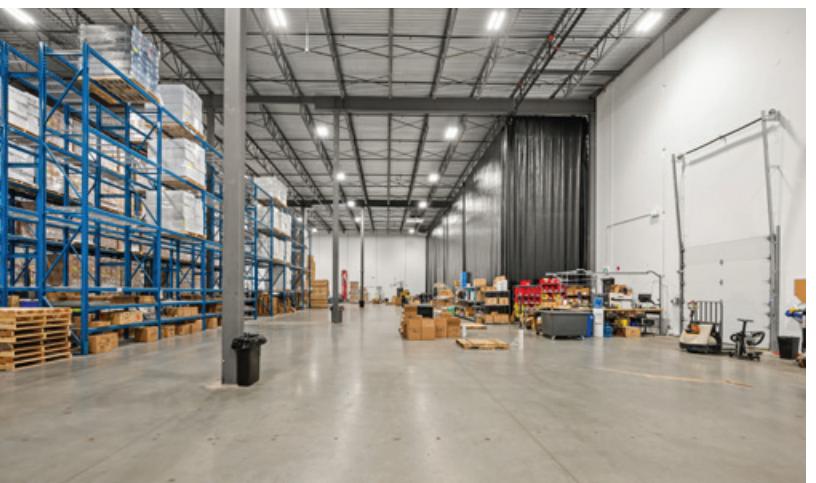
- » High-quality Beedie-built industrial facility with modern design and construction
- » Strategic transportation connections
- » Close proximity to the Canada/U.S. border truck crossing, ideal for cross-border logistics
- » Positioned within a rapidly expanding logistics and industrial hub in Metro Vancouver
- » Surrounded by a strong mix of established local and multinational occupiers

	CONSTRUCTION High quality concrete tilt-up
	DOCK LOADING Three (3) dock loading doors with 40,000 lbs dock levelers
	POWER 600 amp, 347/600 volt, 3-phase electrical
	SPRINKLER SYSTEM ESFR
	KITCHEN Commercial kitchen complete with appliances and custom finishes
	CEILING HEIGHT 32' clear
	GRADE LOADING One (1) 12'x14' grade loading door with 6" concrete filled steel bollards
	INTERIOR LIGHTING T-5 fluorescent lighting
	PARKING 46 parking stalls
	OFFICE Private offices and open office workspace with moveable workstations

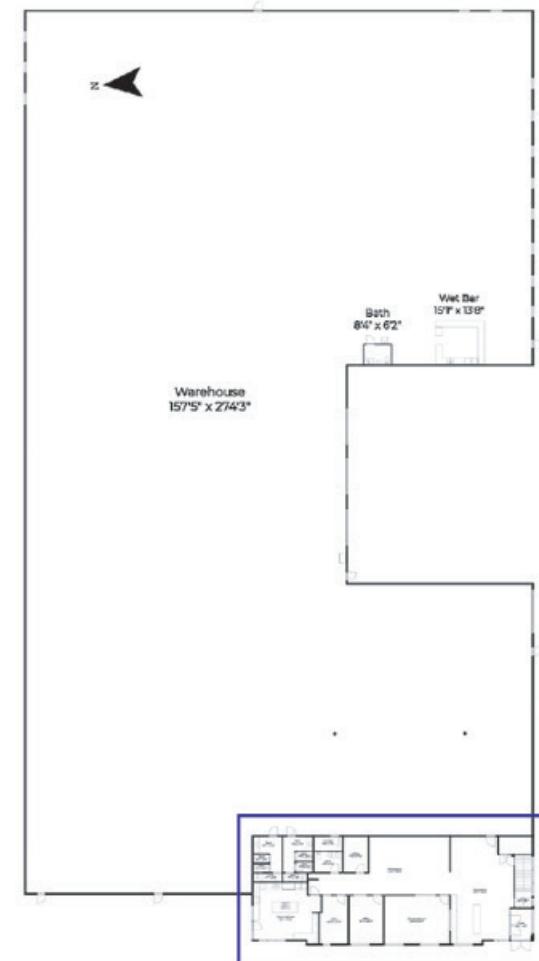
Property Details

PID	029-430-305
Zoning	CD (Comprehensive Development)
Lot Size	2.02 acres
Building Size	46,922 SF
Year Built	2018
Property Taxes	\$217,020.96 (2025)
Asking Price	Contact listing broker
Possession	Vacant, Upon closing





Building Plan



2nd Floor Office



1st Floor Office

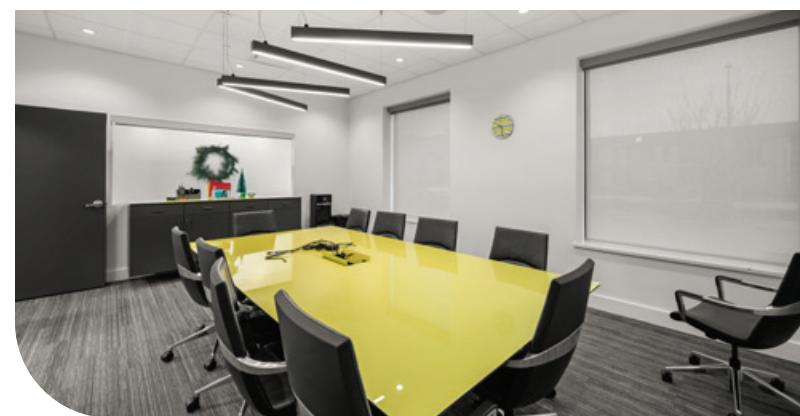
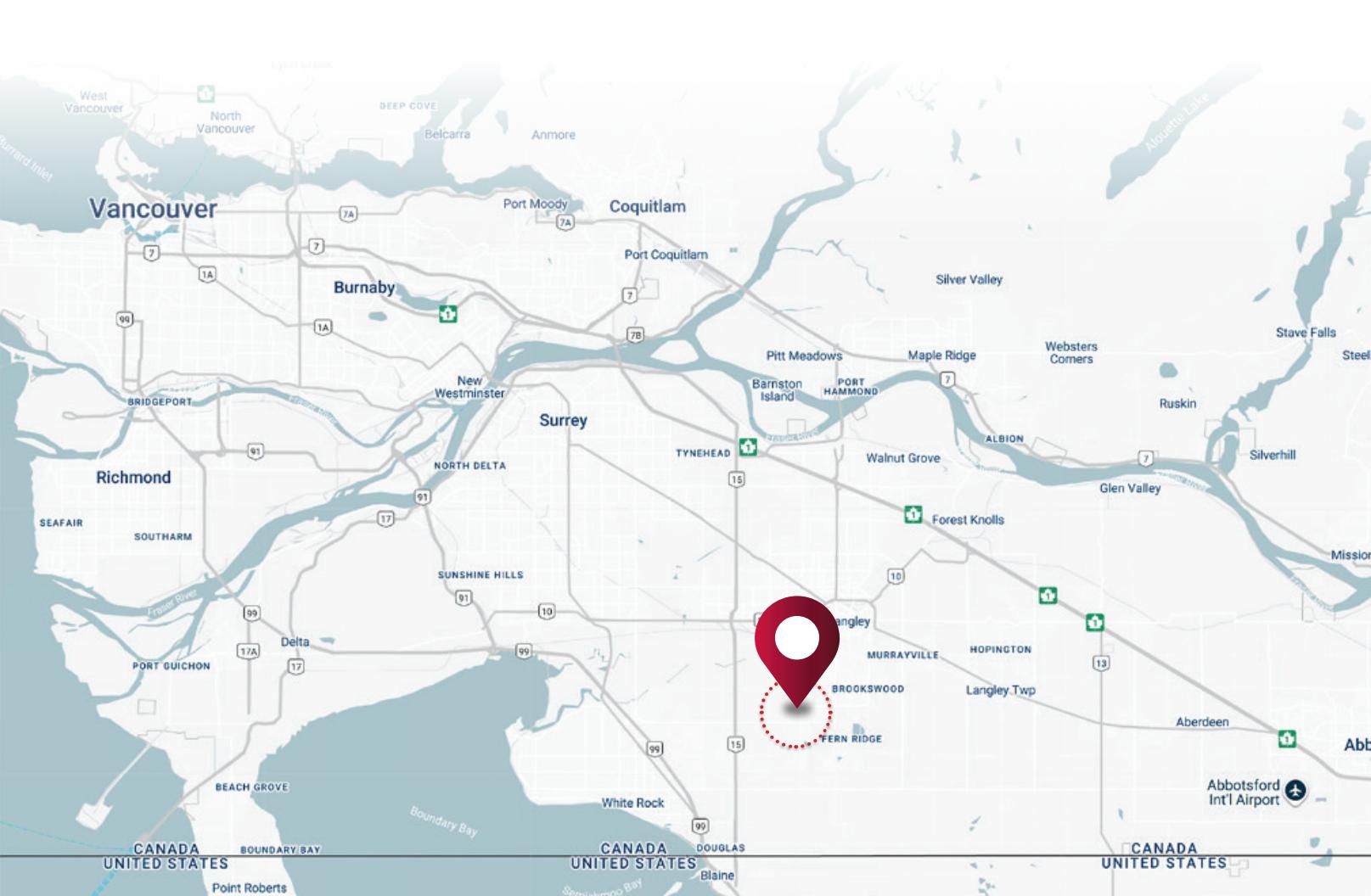
Warehouse	40,522 SF
1st floor office	3,200 SF
2nd floor office	3,200 SF
Total	46,922 SF

Location Overview

Positioned between 191 Street and 192 Street in Campbell Heights, the property offers seamless access to Highway 99, Highway 10, Highway 15, and the Canada/U.S. border truck crossing, supporting efficient regional and cross-border distribution. Campbell Heights is a modern and rapidly growing industrial hub in Metro Vancouver, home to leading national and multinational occupiers including Amazon, Loblaws, McKesson, Sobeys, Walmart, UPS, and more.

Drive Times

 Highway 15 6 min 3.7 km	 Highway 10 6 min 4.5 km	 Highway 99 12 min 8.9 km
 Canada/U.S. Border 14 min 10.2 km	 Trans-Canada Highway 18 min 12.2 km	 Golden Ears Bridge 18 min 15.4 km
 Surrey City Centre 25 min 24.5 km	 Deltaport 35 min 42.1 km	 Abbotsford Int'l Airport 30 min 28.3 km



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