

19459 28 AVENUE | SURREY, BC

FOR SALE

SINGLE USER OPPORTUNITY – 120,000 SF BRAND NEW
LIGHT INDUSTRIAL BUILDING IN CAMPBELL HEIGHTS

**ESTIMATED COMPLETION
Q4 2025**



Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Developed by



Built by



Marketed by



FOR SALE | BRAND NEW LIGHT INDUSTRIAL BUILDING

19459 28 AVENUE

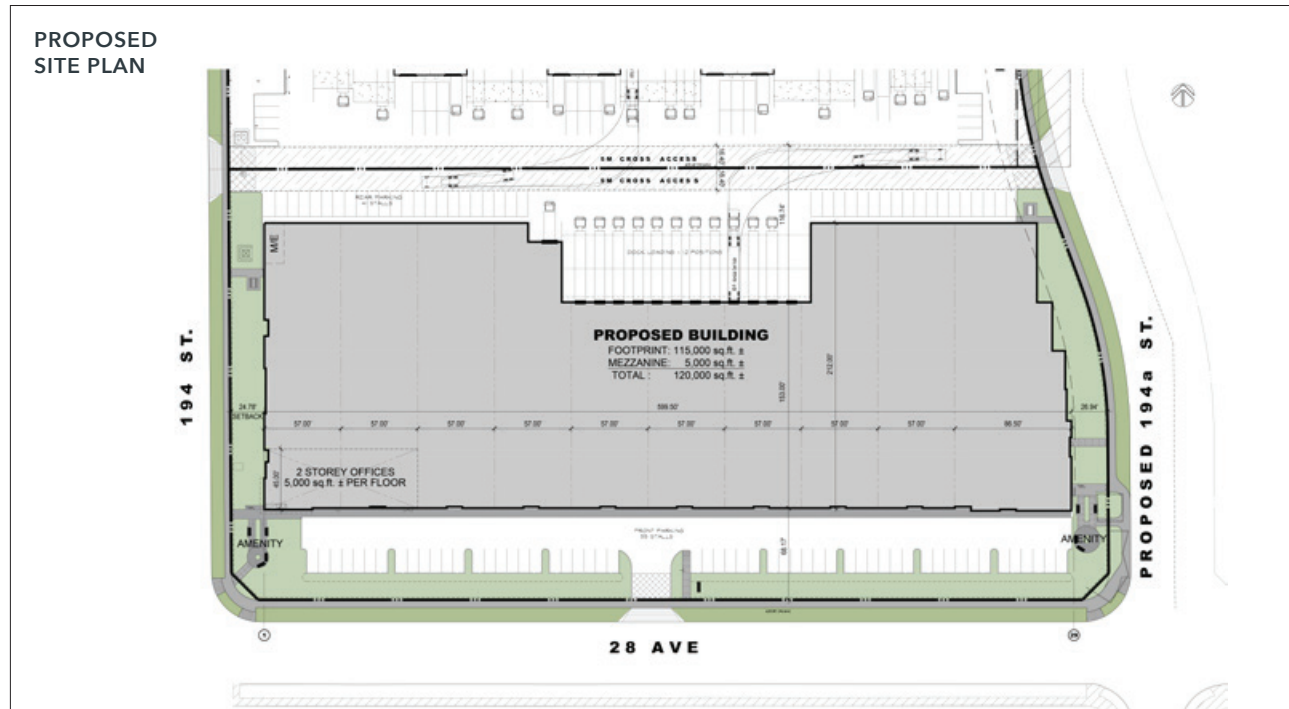
SURREY, BC

Opportunity

Cedar Coast and Lee & Associates are proud to present 19459 28 Avenue, an exclusive opportunity to own brand new light industrial space within Metro Vancouver's most active industrial business park. The proposed 120,000 SF building will offer 115,000 SF of ground floor area and 5,000 SF of structural mezzanine for a single user. Construction is scheduled to begin in mid-2024 with completion expected in Q4 2025.

Location

The building is conveniently located at intersection of 28 Avenue and 194 Street in the desirable Campbell Heights Business Park. This location provides direct connectivity to key transportation routes across Metro Vancouver, enhancing accessibility for your business. Only 10 minutes away from the US border truck crossing to the south and a mere 15 minutes to the Trans-Canada Highway to the north, Campbell Heights stands as the central hub for cutting-edge industrial development in Metro Vancouver.



ZONING

IB-1 (Business Park 1 Zone)



LOT SIZE

4.583 acres



CONSTRUCTION

Concrete tilt-up insulate panels



LOADING

12 dock loading doors



POWER

1600 amp service to the PMT



CLEAR HEIGHT

32' clear to underside of joist



MEZZANINE HEIGHT

13' 2"



SLAB THICKNESS

To accommodate 750 lbs PSF



PARKING

55 stalls front, 41 stalls rear