

An aerial photograph of an industrial area. A large property is outlined in blue. Inside the outline, there are several large industrial buildings with various roof colors (grey, brown, white) and a large open lot with some materials and vehicles. Outside the outline, there are more industrial buildings, parking lots filled with cars and trucks, and a multi-lane road at the bottom right.

Colliers

For Sale

14,500 SF
of Covered Storage
on 2 Acres of
Industrial Land

5265 192 Street, Surrey

Accelerating success.

OPPORTUNITY

To purchase 14,500 SF of covered storage space on 2 acres of level and fenced industrial yard space on 192 Street, just south of Highway 10/Langley Bypass.

Access to the Trans-Canada Highway is provided to the west via Highway 15/176, and Highway 10 to the east via Glover Road and 232 Street. Campbell Heights industrial area and the US border are just minutes to the south. Employees will appreciate the close proximity to the transit options and amenities of the Langley Bypass commercial zone.

This rare opportunity allows for outside yard storage, transportation industry, automotive service uses, industrial equipment rentals, warehouse, distribution and self storage in a central location minutes from the Cloverdale Town Centre and the City and Township of Langley.

HIGHLIGHTS



Quick access to Hwy 10



Vacant possession



Municipal sewer & water

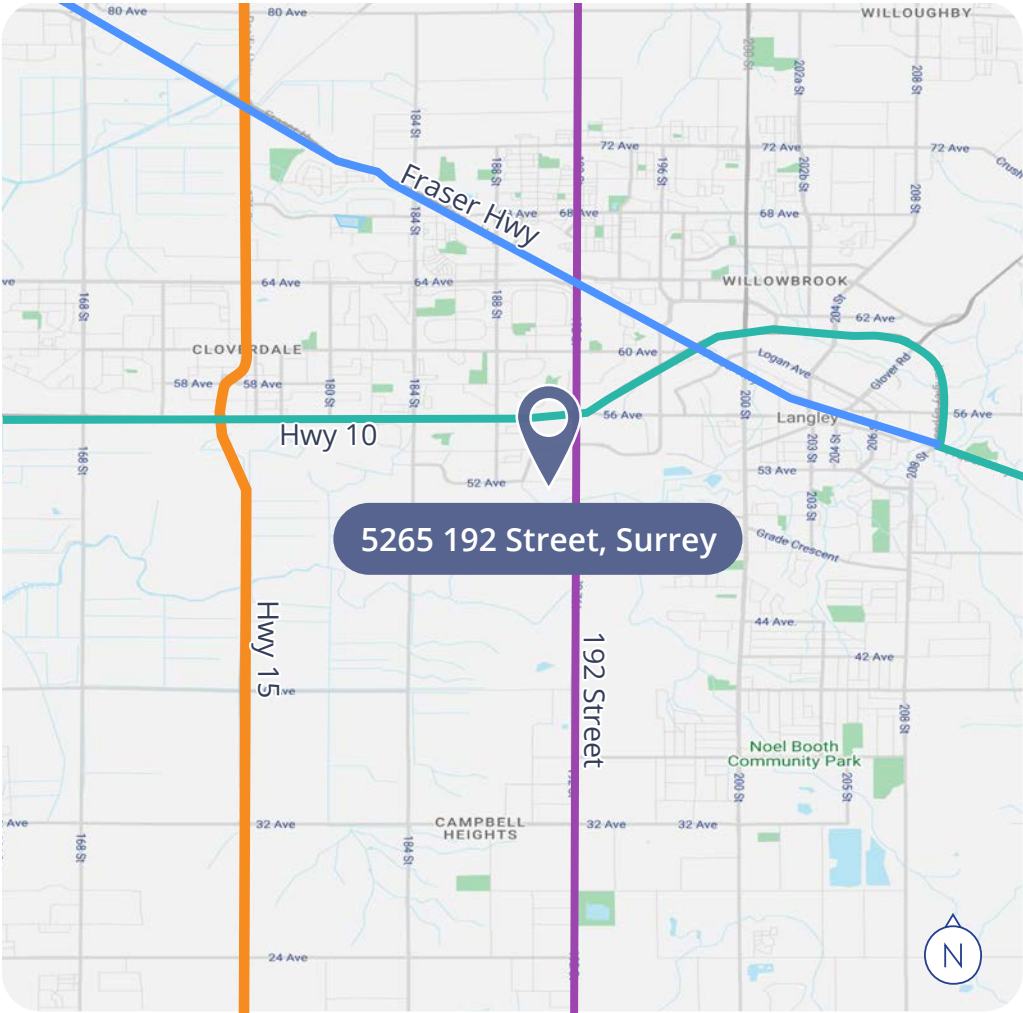


Flexible zoning



DRIVE TIMES

Trans Canada Hwy via Pacific Hwy (176 Street)	24 Minutes
Campbell Heights via 192 Street	9 Minutes
US Boarder via 192 Street	35 Minutes



CIVIC ADDRESS

5265 192 Street, Surrey

LOCATION

Located on the west side of 192 Street, north of 52 Avenue, less than a five minute drive from the city centre of Langley

LEGAL DESCRIPTION

PID: 003-678-563 | Lot A Section 4 Township 8
New Westminster District Plan 71437

SITE AREA

2.0 Acres

ZONING

Light Impact Industrial (IL) allowing for a wide range of industrial uses including outside storage

PROPERTY TAXES

\$94,673.89 (2024)

ASKING PRICE

Contact Listing Agents



Randy Heed

Personal Real Estate Corporation
Executive Vice President
+1 604 836 4333
randy.heed@colliers.com

Josh Gaze

Personal Real Estate Corporation
Vice President
+1 604 754 9859
josh.gaze@colliers.com

Colliers Canada

1850 13450 102 Avenue,
Surrey, BC V3T 5X3
+1 604 681 4111

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