

For Lease

Unit B107 - 3237 190th Street
Surrey, BC

2,264 sf warehouse & office space with rear grade loading
in Campbell Heights Business Park



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Property details

AVAILABLE AREA

2,264 sf

ZONING

CD - Comprehensive Development allows for a wide range of light industrial uses, including warehouse, showroom, office and general service.

LEASE RATE

\$19.75 psf, net

ADDITIONAL RENT (2026 ESTIMATE)

\$7.35 psf, plus 5% management fee

AVAILABILITY DATE

April 1, 2026

Opportunity

Avison Young is pleased to offer the opportunity to lease a 2,264 sf warehouse and office space with rear grade loading in the highly sought-after Campbell Heights Business Park.










The unit benefits from versatile CD (Comprehensive Development) zoning, ample parking at the front and back, an open concept warehouse space and an improved office/boardroom.

Location

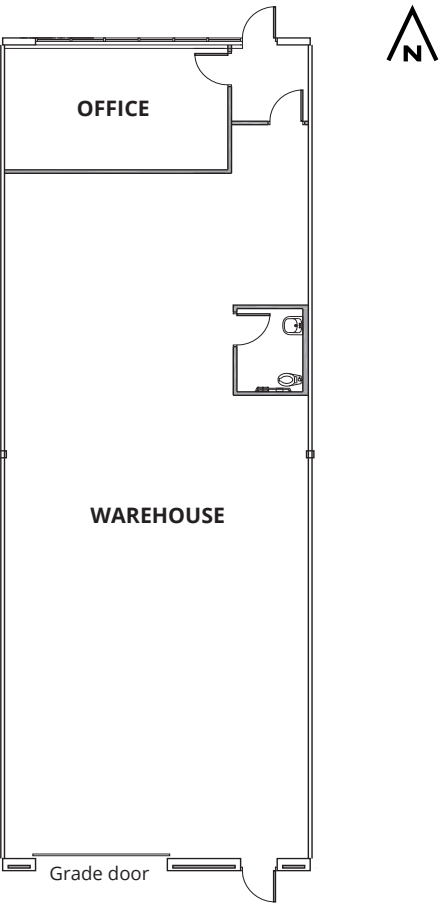
Situated north of 32nd Avenue and west of 190th Street, the property is located in the highly desirable Campbell Heights Business Park.

As one of Metro Vancouver’s most sought-after industrial areas, Campbell Heights features multiple access points and excellent connectivity to Metro Vancouver’s highway network. This exceptional location provides seamless connections to Highways 1, 10, 15, 99 and is just a 12-minute drive to the Canada / US Border.

Key features

-  Open concept warehouse space
-  23’ clear ceiling height
-  One (1) rear grade-level loading door
-  Front boardroom / office
-  Significant glazing for natural light
-  100 amp, 120/208-volt, 3-phase electrical service
-  Fully sprinklered
-  One (1) washroom
-  Ample parking

Floorplan



WAREHOUSE



WAREHOUSE



WAREHOUSE



BOARDROOM / OFFICE



DRIVE TIMES

| | | | | | |
|------------|------------|--------------------|------------|------------------|------------|
| Highway 15 | 5 minutes | Canada / US Border | 12 minutes | Highway 1 | 18 minutes |
| Highway 10 | 7 minutes | Fraser Highway | 12 minutes | Highway 17 | 20 minutes |
| Highway 99 | 12 minutes | Highway 91 | 16 minutes | Port Mann Bridge | 22 minutes |

Contact for more information

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