

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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**AVISON
YOUNG**



Opportunity

Avision 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.

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

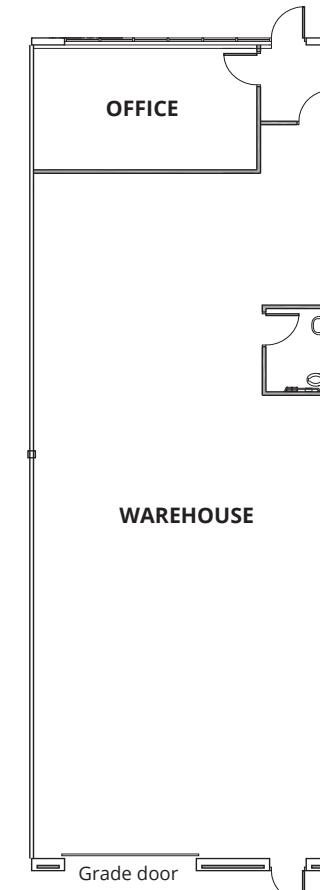
ADDITIONAL RENT (2026 ESTIMATE)

\$7.35 psf, plus 5% management fee

AVAILABILITY DATE

April 1, 2026

Floorplan



Location

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

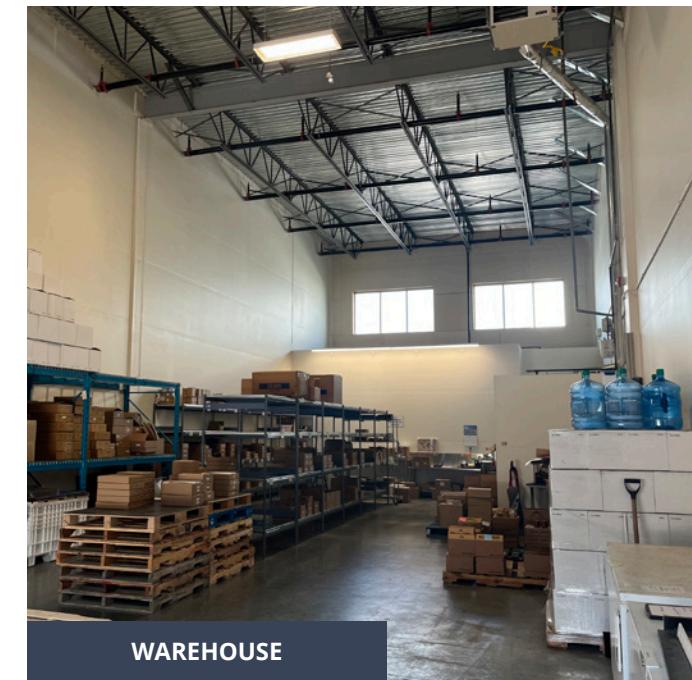
As one of Metro Vancouver's most sought-after industrial areas, Campbell Heights features multiple access points and excellent connectivity to Metro Vancouver's highway network. This exceptional location provides seamless connections to Highways 1, 10, 15, 99 and is just a 12-minute drive to the Canada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



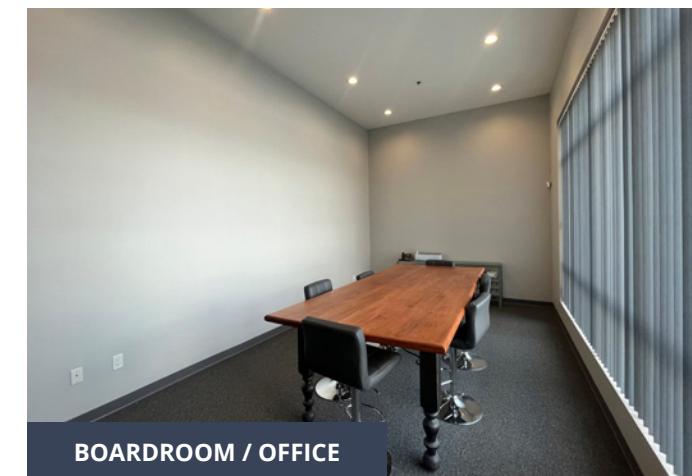
WAREHOUSE



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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