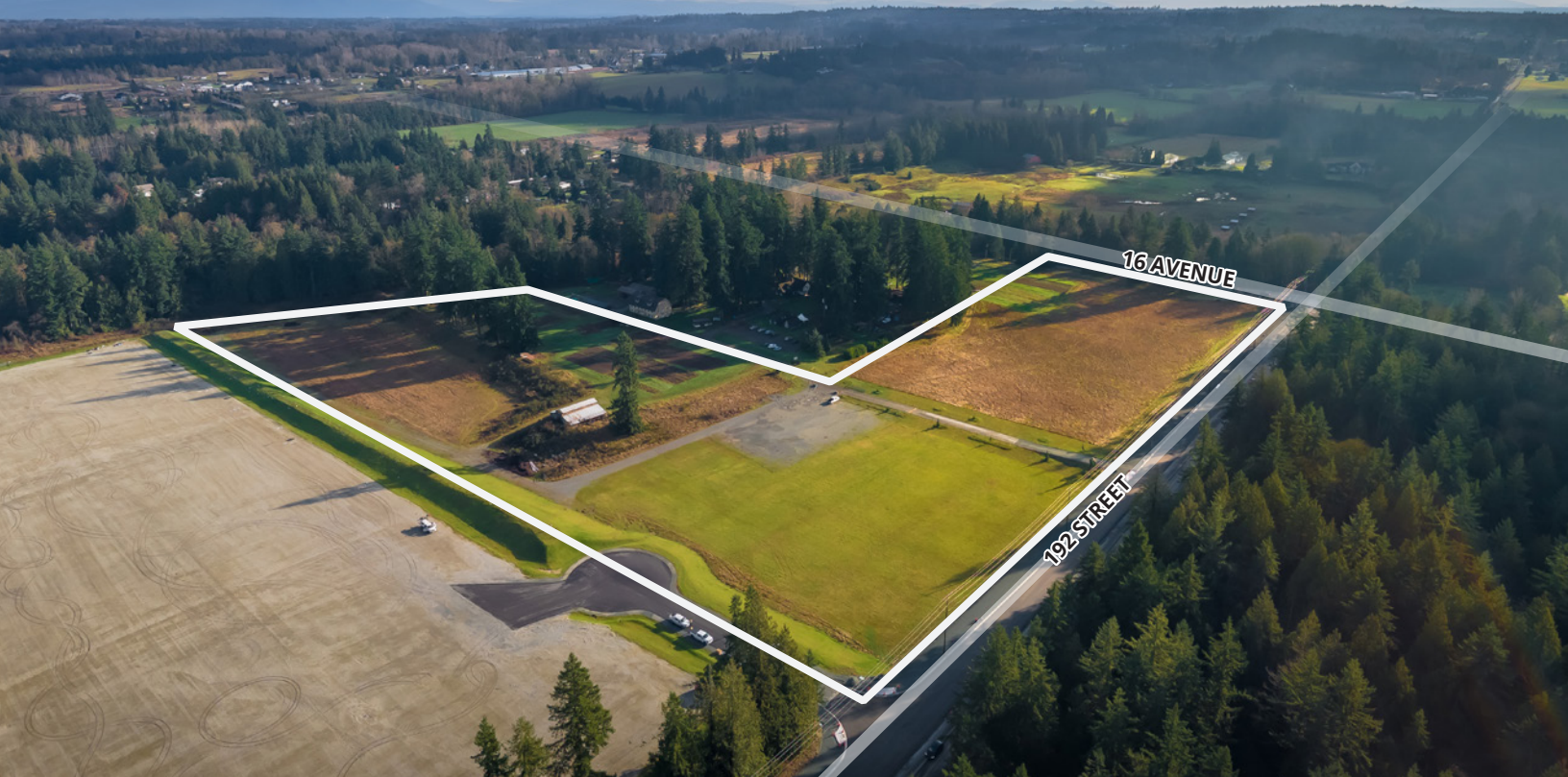


**FOR LEASE**

# 1760 192nd Street

SURREY, BC

1 acre up to 20 acres of vacant industrial land at the corner of 192nd Street and 16th Avenue in South Campbell Heights



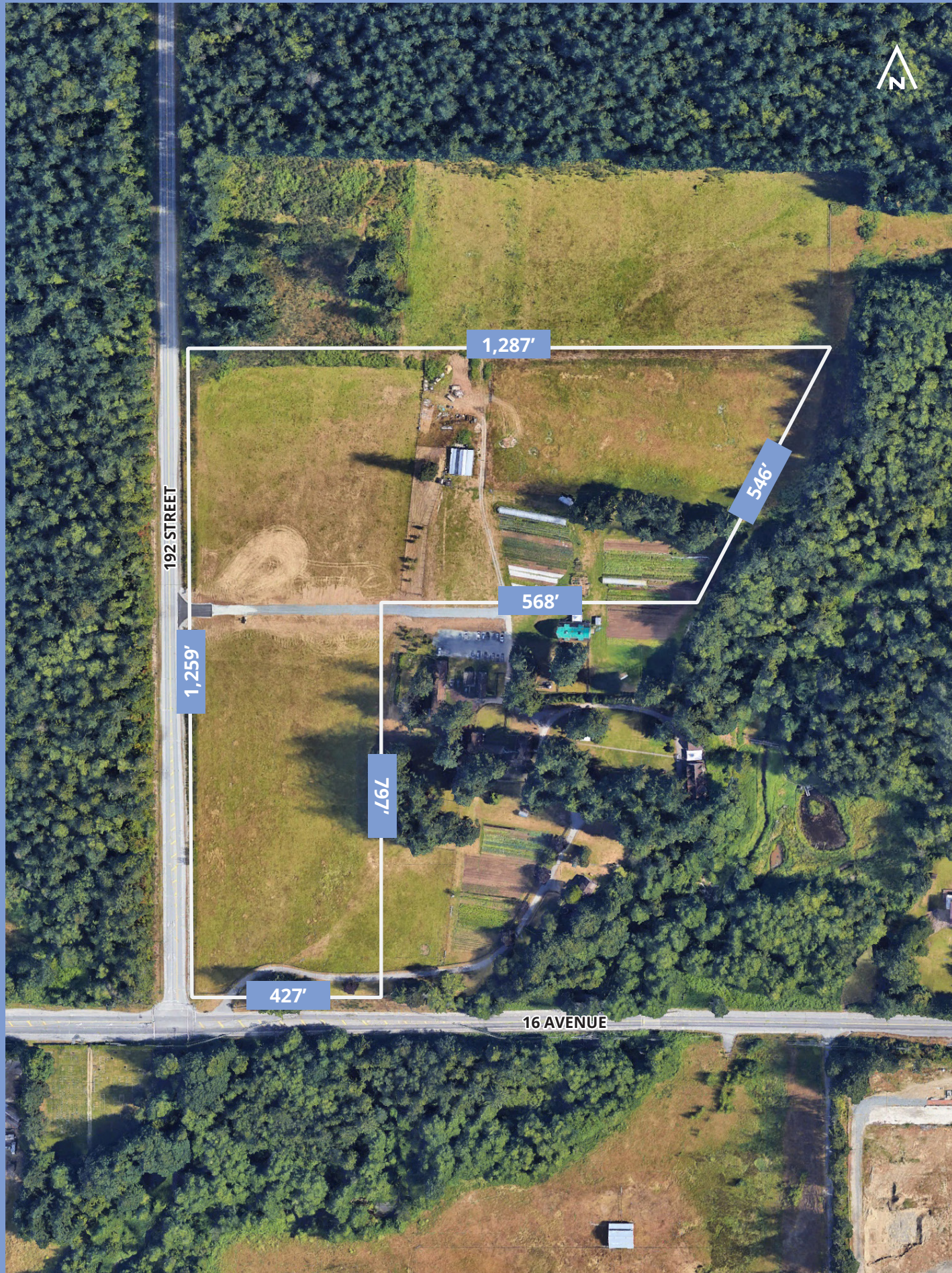
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**AVISON  
YOUNG**



# Opportunity

Avison Young is pleased to introduce the opportunity to lease up to 20 acres of vacant industrial land in South Campbell Heights. The site can be divided into smaller parcels from 1 acre and up, to suit tenant requirements.

## Property details

**SITE AREA**  
19.962 acres (869,544 sf)

**SITE PREPARATION**  
Site will be cleared, levelled and prepared in advance of occupancy


**PROPOSED USES**  
Outside storage uses including but not limited to construction materials, container storage, laydown yards and bulk materials

**ESTIMATED OCCUPANCY DATE**  
October 1, 2026

**LEASE RATE**  
\$4.00 psf, net


**ADDITIONAL RENT (ESTIMATE)**  
\$0.80 psf


## Property highlights

 1 acre up to 20 acres of vacant industrial land

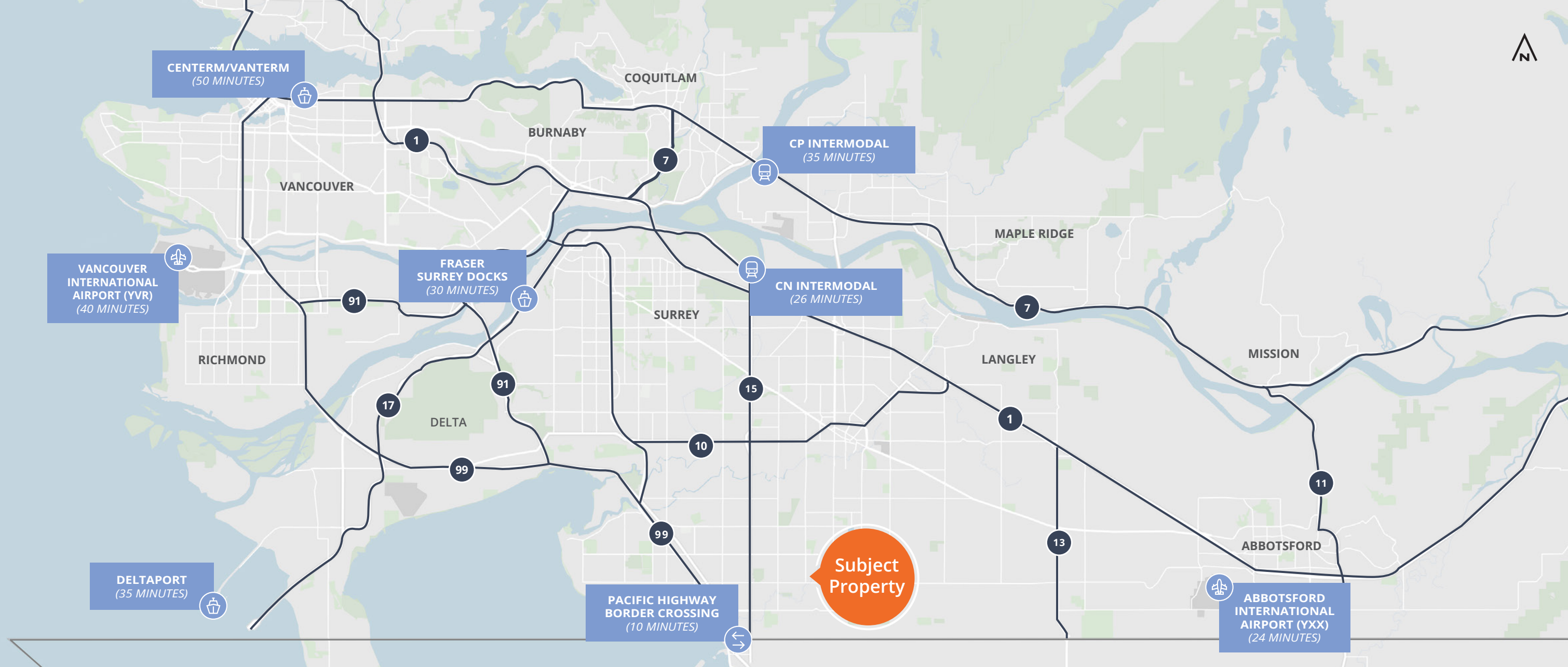
 Opportunity to demise the site into smaller parcels to accommodate various tenant requirements

 Ideal for industrial outside storage uses

 Direct exposure to 192nd Street and 16th Avenue in South Campbell Heights

 Located just 10 minutes to the Canada-US Border





## Premium South Campbell Heights location

The property is positioned in the heart of Surrey's South Campbell Heights at the corner of 192nd Street and 16th Avenue.

In December 2024, Surrey City Council approved Stage 2 of the South Campbell Heights Local Area Plan, which is expected to add approximately 350 acres of new employment land, just south of the existing Campbell Heights Business Park

With multiple access points and direct connectivity to the major highway network, the location provides excellent accessibility throughout the Lower Mainland and Fraser Valley, and is just 10 minutes to the Canada-US border.

### DRIVE TIMES

Highway 15	<b>4 minutes</b>
Highway 99	<b>7 minutes</b>
Highway 10	<b>8 minutes</b>
Highway 91	<b>18 minutes</b>
Highway 1	<b>22 minutes</b>
Highway 17 (SFPR)	<b>24 minutes</b>





## Contact us for more information

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