

FOR SALE BY COURT ORDER

INDUSTRIAL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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3548 191 STREET, SURREY, BC

46,922 SF STATE-OF-THE-ART FACILITY ON 2.02 ACRES

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The Opportunity

Lee & Associates is pleased to present 3548 191 Street, a 46,922 SF state-of-the-art industrial facility offering an efficient warehouse layout complemented by beautifully designed, custom-built office space. This Beedie-built property features a rear-loading configuration with a prominent front office presence, extensive glazing, dock loading, and 32-foot clear ceiling heights, with office improvements designed to enhance both functionality and aesthetics. Situated on a 2.02-acre site in South Surrey's highly sought-after Campbell Heights industrial node, the building has been well-maintained by a quality occupier and is well suited for modern industrial users.

Key Advantages

- » High-quality Beedie-built industrial facility with modern design and construction
- » Strategic transportation connections
- » Close proximity to the Canada/U.S. border truck crossing, ideal for cross-border logistics
- » Positioned within a rapidly expanding logistics and industrial hub in Metro Vancouver
- » Surrounded by a strong mix of established local and multinational occupiers

Property Details

PID	029-430-305
Zoning	CD (Comprehensive Development)
Lot Size	2.02 acres
Building Size	46,922 SF
Year Built	2018
Property Taxes	\$217,020.96 (2025)
Asking Price	\$24,750,000
Completion/Possession	All offers subject to approval of the Court



CONSTRUCTION

High quality concrete tilt-up



DOCK LOADING

Three (3) dock loading doors with 40,000 lbs dock levelers



POWER

600 amp, 347/600 volt, 3-phase electrical



SPRINKLER SYSTEM

ESFR



KITCHEN

Commercial kitchen complete with appliances and custom finishes



CEILING HEIGHT

32' clear



GRADE LOADING

One (1) 12'x14' grade loading door with 6" concrete filled steel bollards



INTERIOR LIGHTING

T-5 fluorescent lighting



PARKING

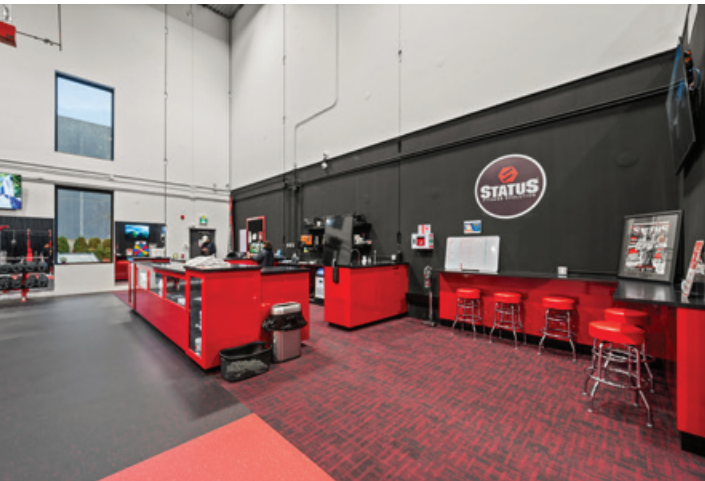
46 parking stalls



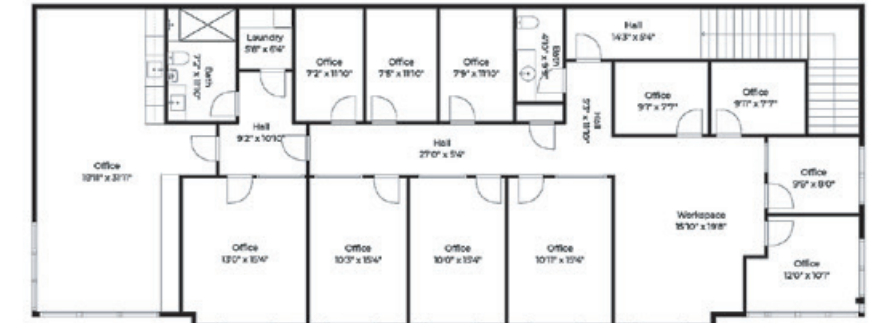
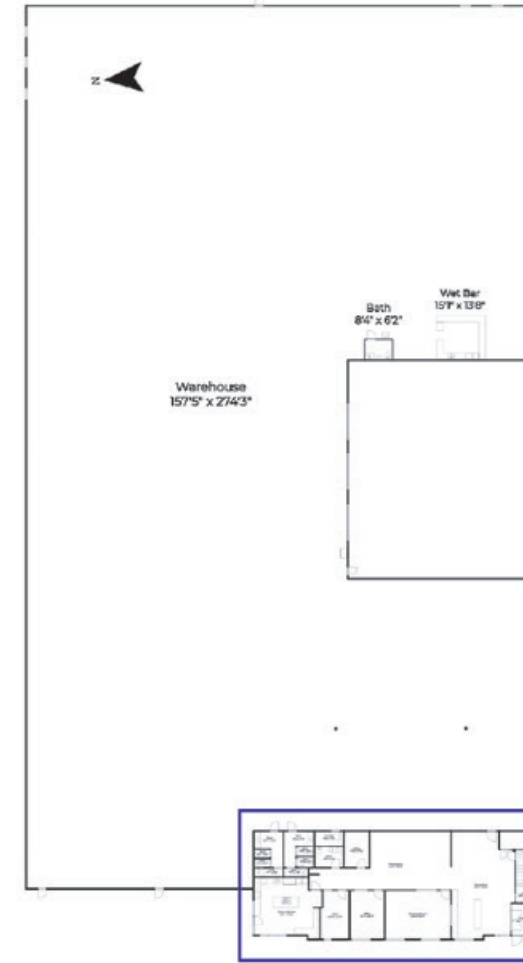
OFFICE

Private offices and open office workspace with moveable workstations





Building Plan



2nd Floor Office



1st Floor Office

Warehouse	40,522 SF
1st floor office	3,200 SF
2nd floor office	3,200 SF
Total	46,922 SF










3548 191 STREET

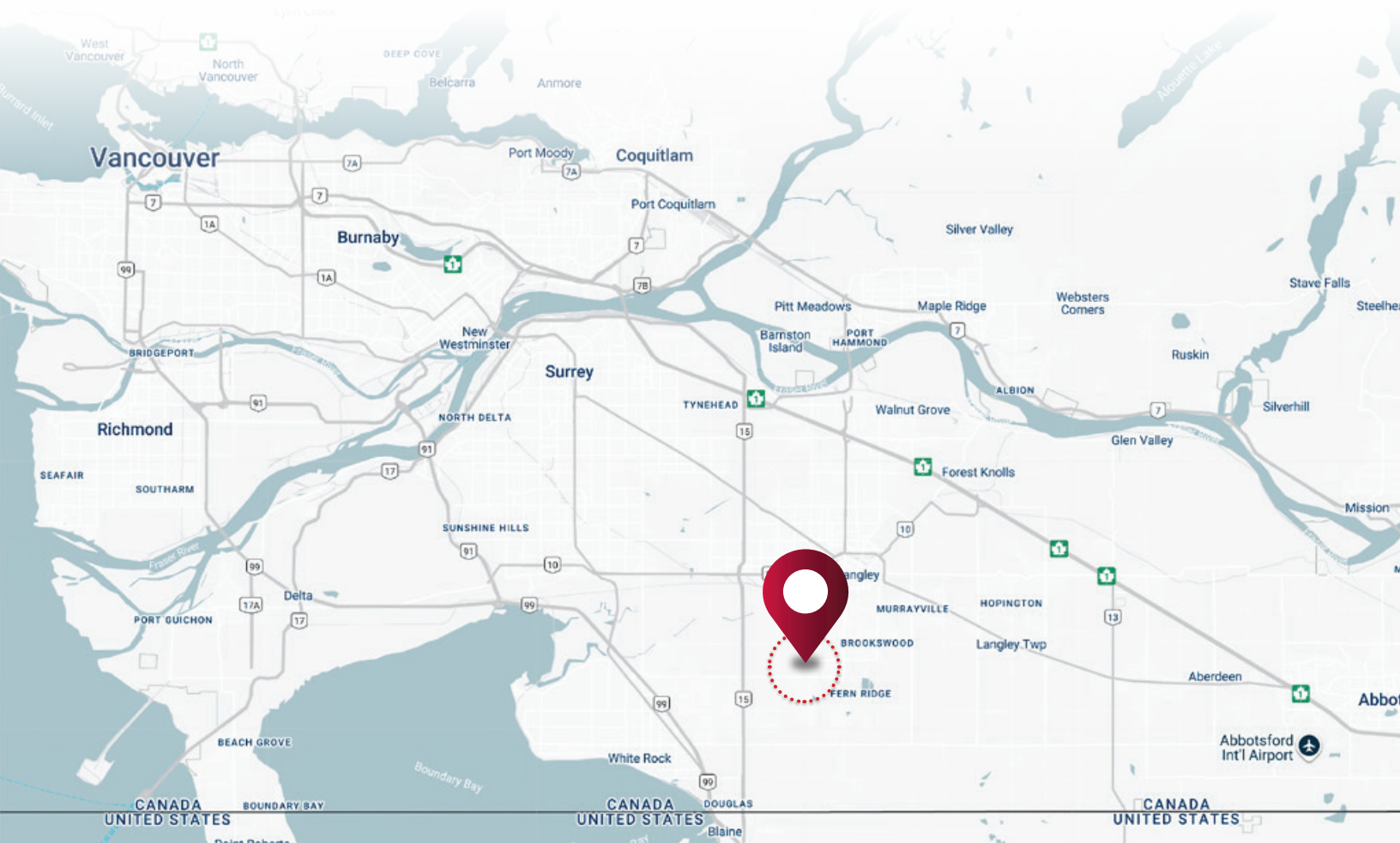
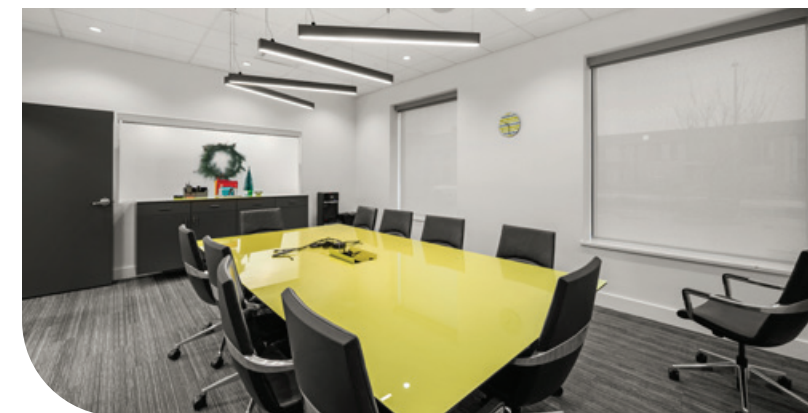
SURREY, BC

Location Overview

Positioned between 191 Street and 192 Street in Campbell Heights, the property offers seamless access to Highway 99, Highway 10, Highway 15, and the Canada/U.S. border truck crossing, supporting efficient regional and cross-border distribution. Campbell Heights is a modern and rapidly growing industrial hub in Metro Vancouver, home to leading national and multinational occupiers including Amazon, Loblaws, McKesson, Sobeys, Walmart, UPS, and more.

Drive Times

- | | | |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|  Highway 15
6 min 3.7 km |  Highway 10
6 min 4.5 km |  Highway 99
12 min 8.9 km |
|  Canada/U.S. Border
14 min 10.2 km |  Trans-Canada Highway
18 min 12.2 km |  Golden Ears Bridge
18 min 15.4 km |
|  Surrey City Centre
25 min 24.5 km |  Deltaport
35 min 42.1 km |  Abbotsford Int'l Airport
30 min 28.3 km |



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