

FOR SALE
INDUSTRIAL

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



3548 191 STREET, SURREY, BC

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

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

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	Contact listing broker
Possession	Upon closing



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

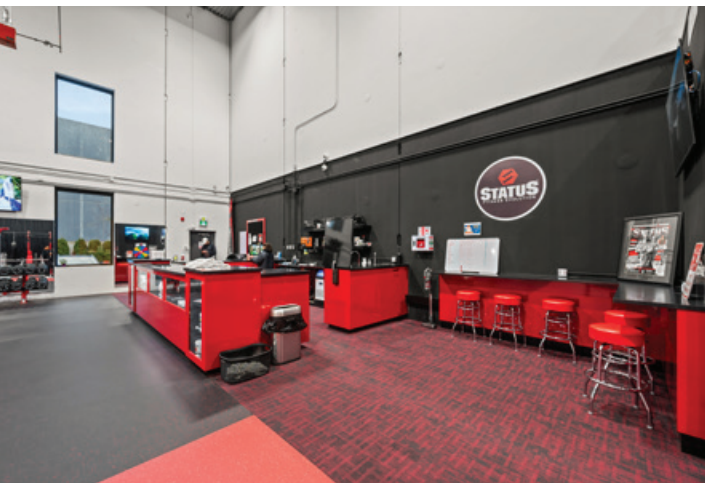
46 parking stalls



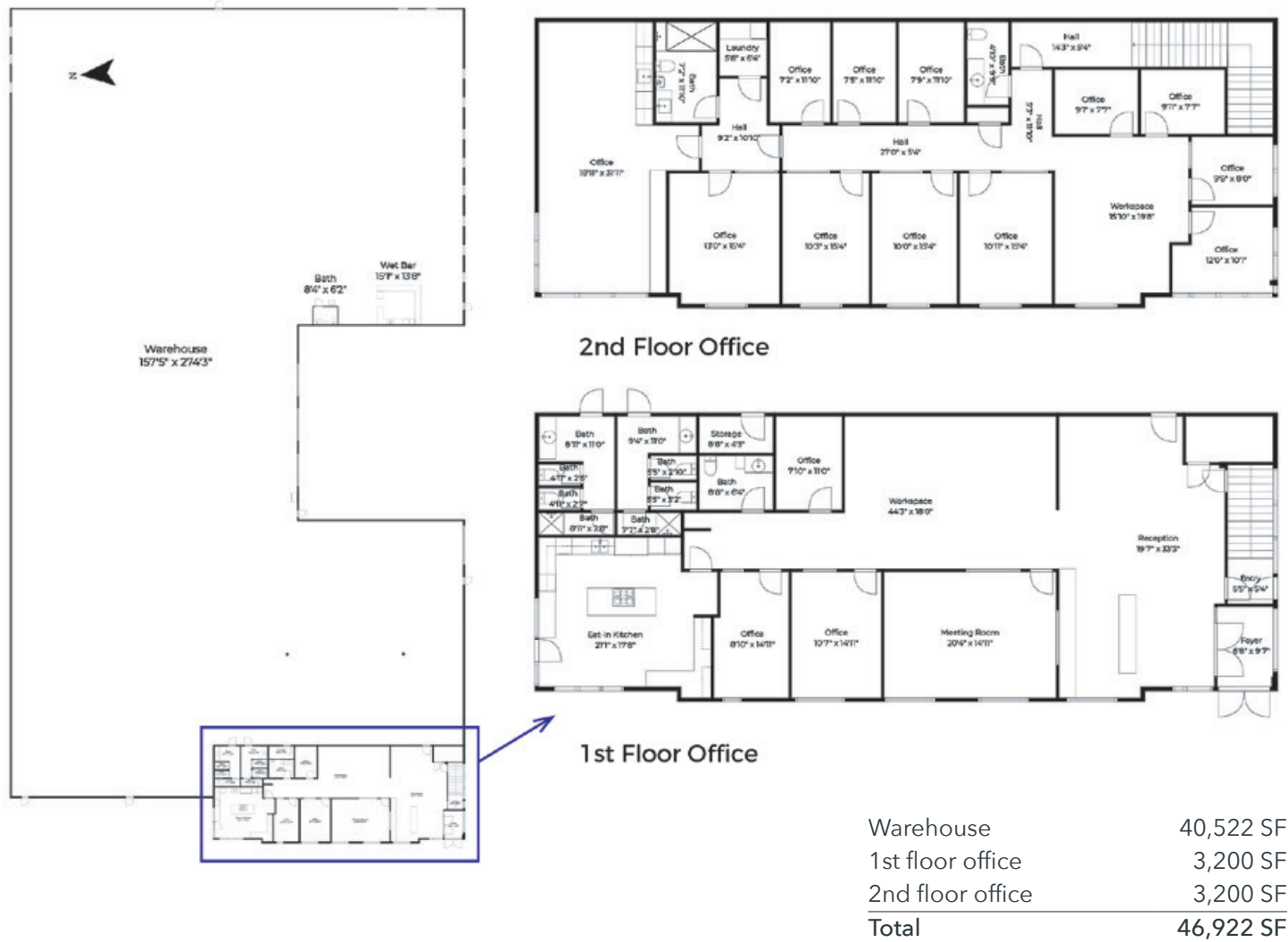
OFFICE

Private offices and open office workspace with moveable workstations





Building Plan



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



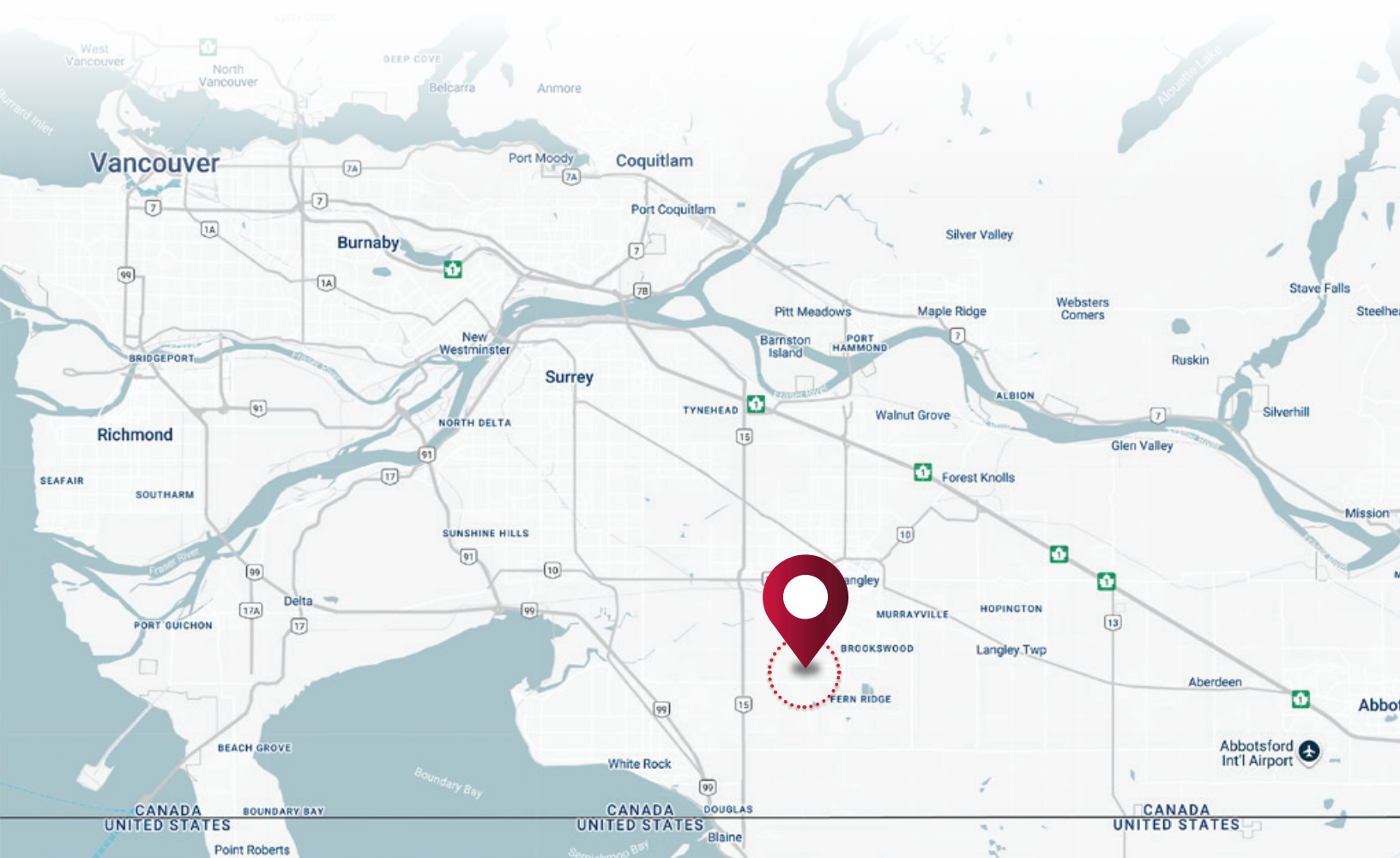
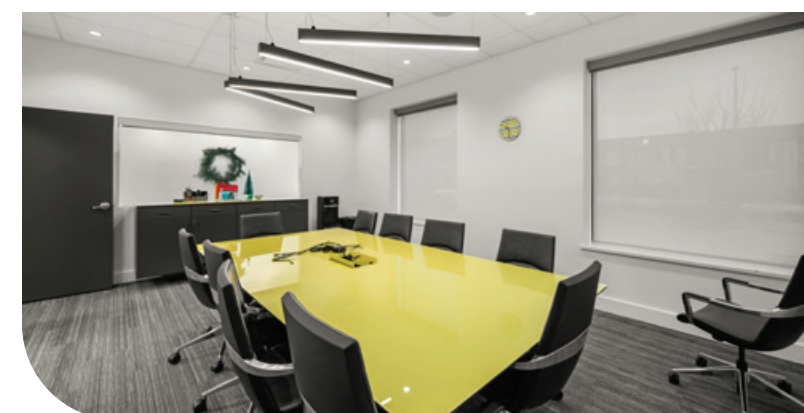
Surrey City Centre
25 min | 24.5 km



Deltaport
35 min | 42.1 km



Abbotsford Int'l Airport
30 min | 28.3 km



FOR SALE

INDUSTRIAL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



3548 191 STREET, SURREY, BC

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

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

© 2025 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 1219. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

