

AVISON
YOUNG


BENCHMARK


LANSTONE

FOR SALE
OR LEASE

190 32 | INDUSTRIAL PARK

3120 190 Street & 19020 32 Avenue, Surrey

Premium Industrial Strata Opportunities from
11,070 to 106,366 sf in Campbell Heights



Opportunity

190 + 32 Industrial Park is a premium large bay industrial development located in the coveted Campbell Heights Business Park. Strategically positioned at the intersection of 190 Street and 32 Avenue, the project offers an exceptional opportunity for businesses seeking modern, efficient industrial space at the heart of one of Metro Vancouver’s most established and desirable industrial hubs.

The project features two purpose-built industrial buildings with sale and lease opportunities ranging from 11,070 sf to 106,366 sf. Units are thoughtfully designed with both dock and grade loading to support efficient operations across a wide range of uses. This development presents an exceptional opportunity for businesses looking to secure high quality space in one of Metro Vancouver’s most sought-after industrial locations.

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ZONING

IB-1 Business Park
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BUILDING 100 ANTICIPATED COMPLETION

Q2 2027
- 

LOADING

Dock & Grade level
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UNIT SIZE RANGE

11,070 sf – 19,759 sf*

*Contiguous space available
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SALE PRICING

Building 100
Starting at \$495 psf

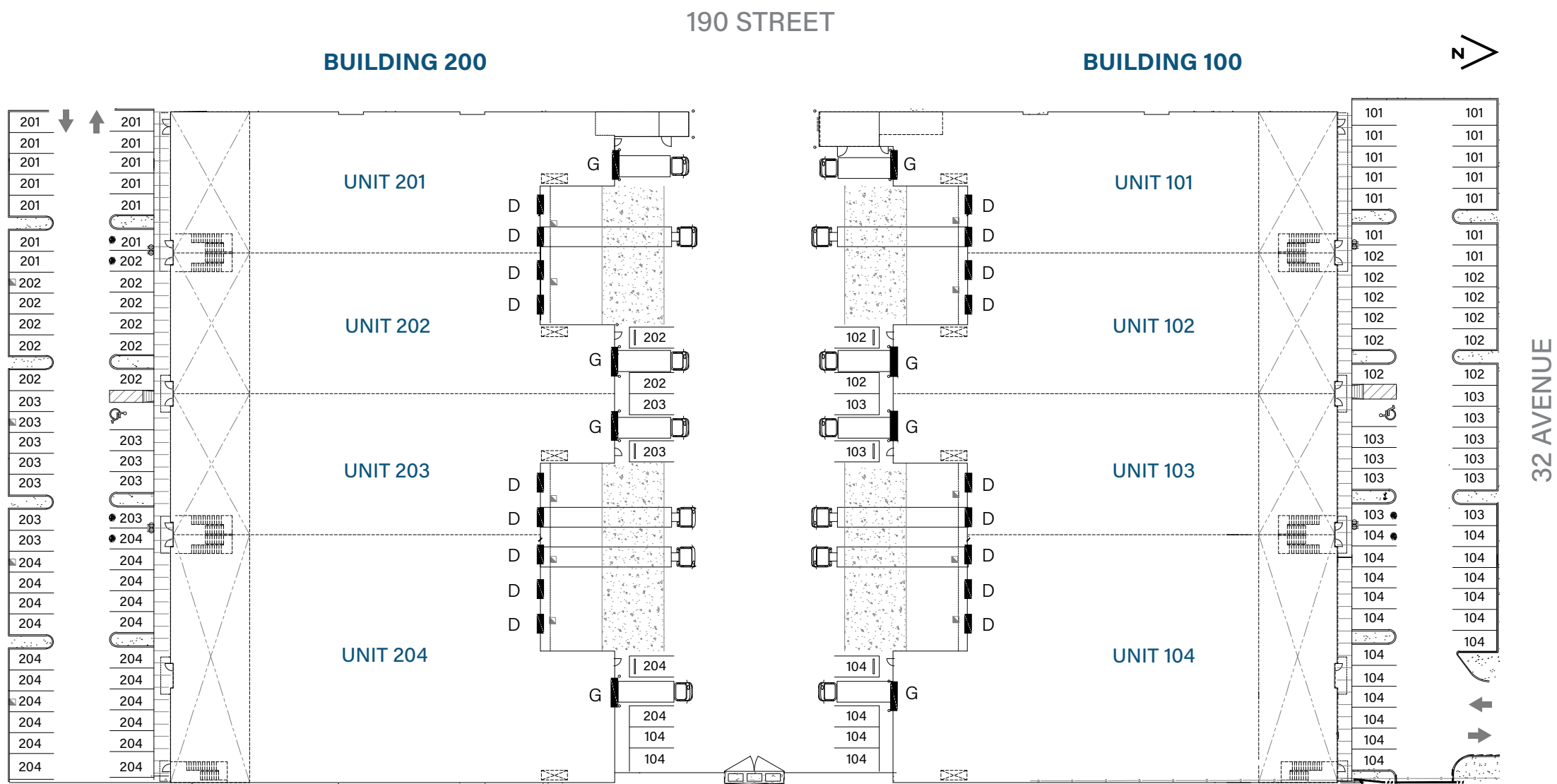
Building 200
Starting at \$475 psf
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LEASE RATES

Please contact listing agents



Site plan



Please Contact the Listing Team for Pricing and Lease Rates.
Units May Be Combined for Larger Contiguous Spaces

Features

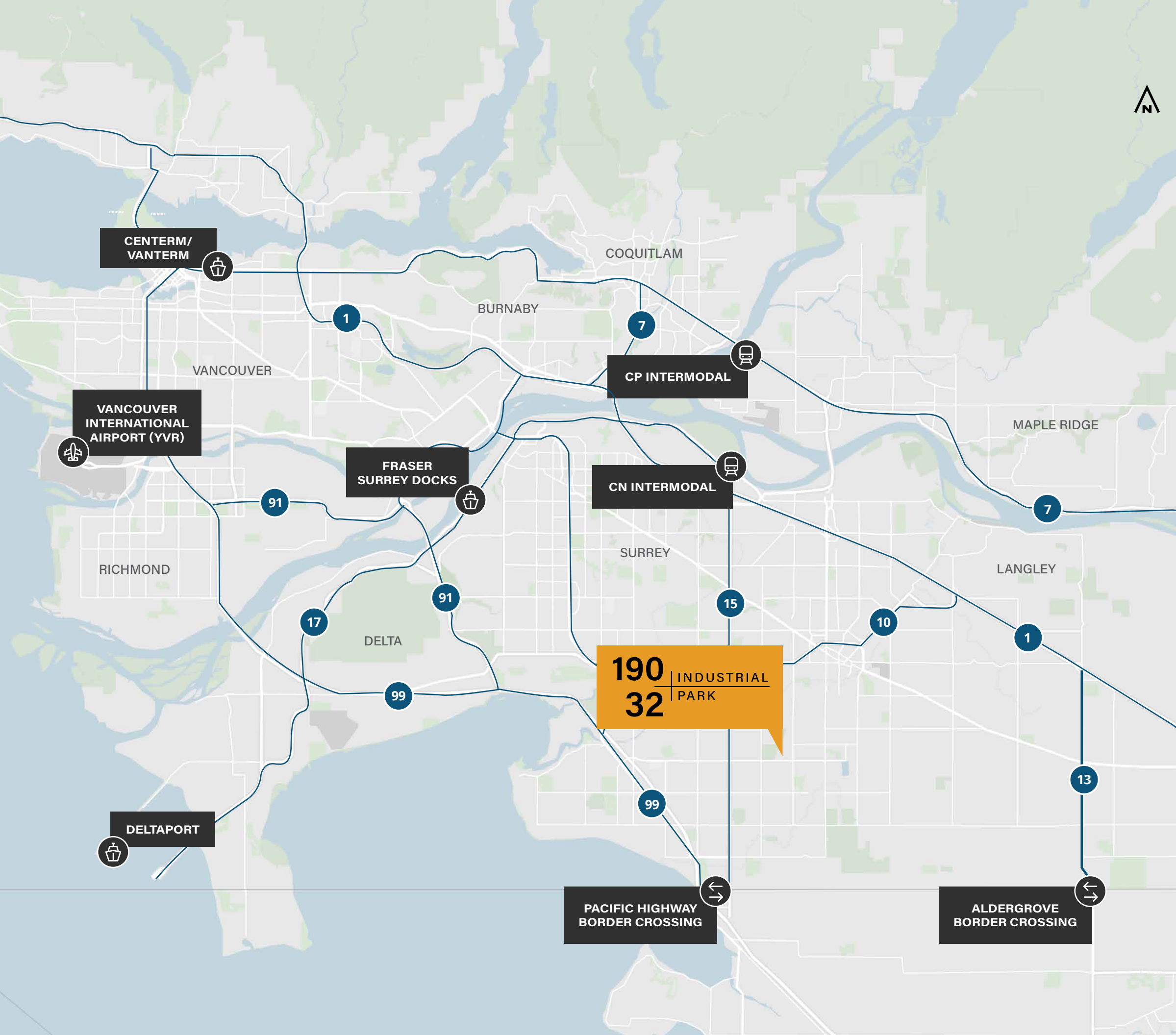
- CONSTRUCTION**
Insulated concrete tilt-up
- LOADING**
Dock and grade loading combinations
8'x10' doors at loading bays with dock levelers and 12'x14' doors at grade
- CEILING HEIGHT**
Warehouse: 32'
Mezzanine: 18' 10"
Below mezzanine: 10' 8"
- FLOOR LOAD CAPACITY:**
Warehouse: 700 lbs psf
Mezzanine: Design load 50 lbs psf with storage load 100 lbs psf
- ELECTRICAL**
600 Volt / 200 Amp 3-phase per bay
- SPRINKLER SYSTEM**
ESFR
- HEATING**
Gas fired unit heaters
- LIGHTING**
LED lighting
- PARKING**
123 stalls

BUILDING 200

Unit Number	Warehouse (sf)	Mezzanine (sf)	Total (sf)	Loading	Parking Allocation
201	9,308	1,818	11,126	2 dock, 1 grade	13 stalls
202	9,350	1,813	11,163	2 dock, 1 grade	13 stalls
203	9,350	1,813	11,163	2 dock, 1 grade	13 stalls
204	16,568	3,191	19,759	3 dock, 1 grade	23 stalls
TOTAL	44,576	8,635	53,211	9 dock, 4 grade	62 stalls

BUILDING 100

Unit Number	Warehouse (sf)	Mezzanine (sf)	Total (sf)	Loading	Parking Allocation
101	9,252	1,818	11,070	2 dock, 1 grade	13 stalls
102	9,350	1,813	11,163	2 dock, 1 grade	13 stalls
103	9,350	1,813	11,163	2 dock, 1 grade	12 stalls
104	16,568	3,191	19,759	3 dock, 1 grade	23 stalls
TOTAL	44,520	8,635	53,155	9 dock, 4 grade	61 stalls



Location

Located at the prominent corner of 190 Street and 32 Avenue, the site is well positioned to support efficient, growth-oriented industrial operations. Immediate access to key regional routes, including Highway 15, Highway 10, and 200th Street allows businesses to move goods quickly across Metro Vancouver and beyond, supporting reliable and cost-effective logistics. The surrounding area also benefits from a strong labour catchment and convenient access to retail and service amenities along the Langley Bypass and in nearby South Surrey.

Campbell Heights has evolved into one of Metro Vancouver's most dynamic industrial districts, driven by sustained demand and significant investment. Over the past decade, the area has attracted a roster of national and international occupiers, including Loblaws, Amazon, Bothwell Accurate, and Walmart. With its proximity to the US border and direct connectivity to the regional highway network, Campbell Heights continues to stand out as a leading destination for new industrial development and long-term business growth.

DRIVE TIMES

8 MINUTES	10 MINUTES
Langley City	Highway 10 & 15
15 MINUTES	15 MINUTES
US Border Truck Crossing	The Shops at Morgan Crossing
25 MINUTES	50 MINUTES
Trans-Canada Highway (Highway #1)	Vancouver International Airport (YVR)
40 MINUTES	50 MINUTES
Deltaport	Downtown Vancouver



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