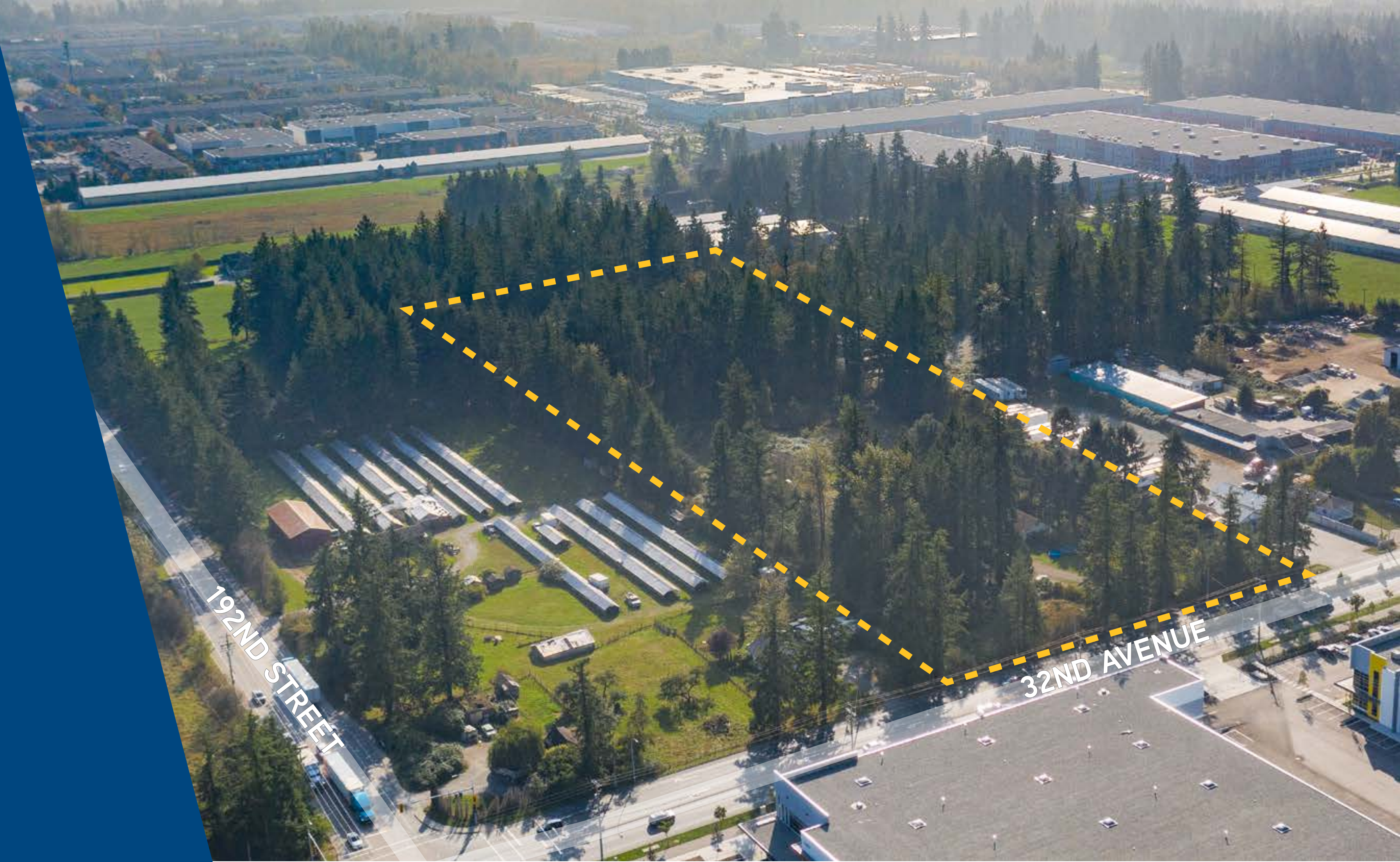


9.49 Acres of Designated Industrial Land

In the heart of
Campbell Heights

FOR SALE

19116 32 AVENUE, SURREY, B.C.



Chris Brewster

Personal Real Estate Corporation
604 662 2694
chris.brewster@colliers.com

Darren Cannon

Personal Real Estate Corporation
604 662 2637
darren.cannon@colliers.com

Andrew Lord

Personal Real Estate Corporation
604 662 2699
andrew.lord@colliers.com





FOR SALE

19116 32 Avenue, Surrey, B.C.

OPPORTUNITY

The Subject Property is one of the last remaining large parcels of land in the coveted Campbell Heights Business Park. Located in the heart of Campbell Heights, just west of the intersection of 32nd Avenue and 192nd Street, the Subject Property is adjacent to Surrey City Development Corporation's highly successful Campbell Heights North subdivision. Situated in one of Metro Vancouver's fastest growing industrial areas, the Subject Property is easily accessed north-south via Highway 15 and 192nd Street, and east-west via 16th, 24th, and 32nd Avenues.

The Subject Property is positioned in the middle of an undeveloped block, offering a compelling opportunity for further land assembly at one of the most prominent intersections in Campbell Heights.

The Subject Property is a short drive to the US border, the Shops at Morgan Crossing in South Surrey, and an abundance of amenities in Langley City, including restaurants, banks and shopping.

The Subject Property benefits from recently completed road infrastructure upgrades, including widening of 192nd Street to arterial standard. Road widening, left turn bays, safer intersections, and new and updated infrastructure will provide more capacity, and reduce congestion, in Campbell Heights.

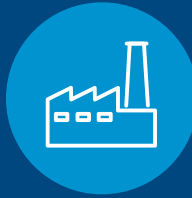


The rendering shown above is an illustrative example of an industrial building that could potentially be developed and is not intended to be an accurate depiction of what may be built on the Subject Property.

SITE INFORMATION



ZONING A-2 (Intensive Agriculture Zone)



OCP DESIGNATION Business Park (Industrial)



LEGAL DESCRIPTION Lot 2 Section 21 Township 7 New
Westminster District Plan 3579
PID: 010-982-540



SITE SIZE 9.49 acres



PROPERTY TAXES \$133,017 (2020)



DUE DILIGENCE Data Room access will be provided to
qualified purchasers upon execution of
a confidentiality agreement.

Available due diligence reports include:

- Phase 1 Environmental
- Geotechnical
- Civil Engineering Feasibility
- Topographic survey



ASKING PRICE Please contact the listing agents





Colliers International
200 Granville Street, 19th Floor
Vancouver, BC | V6C 2R6
+1 604 681 4111
collierscanada.com

Chris Brewster
Personal Real Estate Corporation
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