

19044 32 Avenue - Surrey B.C.

BUILD-TO-SUIT OPTIONS - 4.49 ACRES

FOR SALE
momentum



Josiah Cockrill

ASSOCIATE - LAND SALES

604.997.2221

josiah@momentuminc.com



Wells Macey

PARTNER

778.242.9405

wells@momentuminc.com



PROPERTY INFORMATION

Located in the desired Campbell Heights Business Park, 19044 32nd Avenue is one of the best remaining undeveloped properties. The subject property's premium corner location offers high visibility road frontage along 32 Avenue which is the primary east-west traffic corridor in Campbell Heights.

This central location the subject property permits quick access. to all major transportation corridors throughout the region including Hwy 1, Hwy 10, Hwy 15, Hwy 91 & Hwy 99 as well as US border crossings.

The property is currently leased to a business tenant on a month-to-month basis.



HIGHLIGHTS



4.49 Acres (195,584 SF)



OCP Designation - IB-1 (Business Park 1 Zone)



Contact Agents for Data Room



3rd reading achieved for build-to-suit plans for 107,390 SF of building area



Contact Agents for Price Guidance

DEVELOPMENT POTENTIAL

Preliminary Plans

The Vendor is looking to complete a build-to-suit project for the Buyer. 3rd reading has been received for proposed plans submitted to the City of Surrey for a two building development totalling 107,390 SF. These buildings contain both dock and grade loading options and could be user specific or demised into smaller individual units. All municipal services are at the lot line and the subject property's shape and topography optimal for development.

For a build-to-suit deal, Orion Construction would be the builder. Orion is one of B.C.'s premier and more reputable industrial builders. [Learn more about Orion here.](#)



Due Diligence Available

- Development Permit Application
- Submission Plans
- Environmental Report
- Geotechnical Report
- Topographic Survey
- Arborist Report
- Civil Key Plan
- City of Surrey Planning & Development Report

Projected Timeline

The Vendor received 3rd Reading in September 2023. The expected timeline from May 1, 2024, to deliver a completed building is 18-24 months.



SITE AERIALS



SITE AERIALS



CONTACT US FOR MORE INFORMATION



Josiah Cockrill
ASSOCIATE - LAND SALES
604.997.2221
josiah@momentuminc.com



Wells Macey
PARTNER
778.242.9405
wells@momentuminc.com

