

FOR LEASE

19228 36 AVE / SURREY BC

Site Plan

On-Site Amenities

DAYCARE FACILITY

Supporting employee wellness and family needs

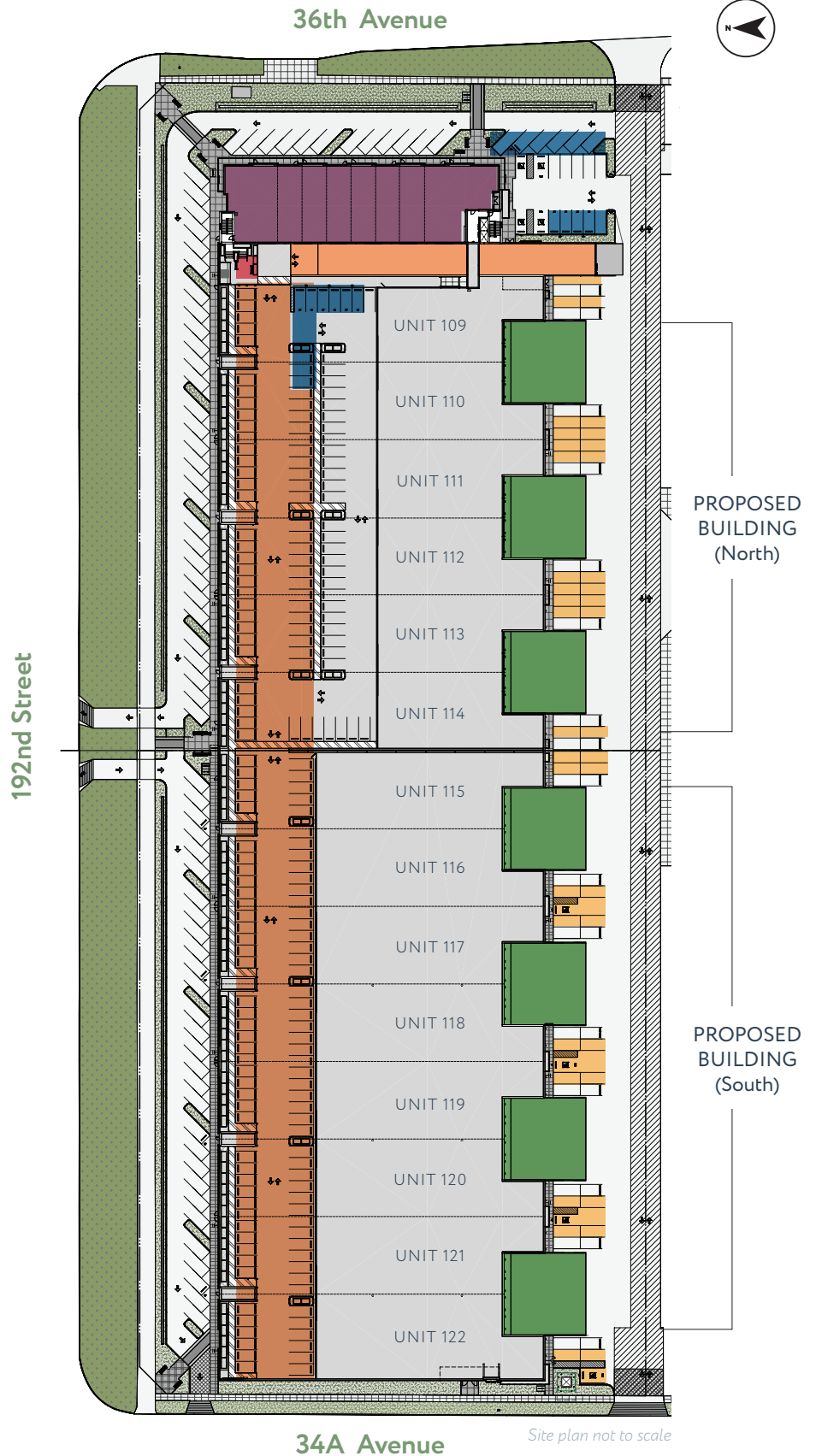
FLEXIBLE OFFICE & LIGHT INDUSTRIAL SPACES

Tailored for a variety of business operations street-level

COMMERCIAL RETAIL UNITS

Ideal for future retail ventures seeking high visibility and easy access. Includes restaurant and fitness-ready spaces—perfect for dynamic, mixed-use opportunities

- Amenity area
- E.V.
- Rooftop future daycare play area
- Rooftop parking/access ramp
- Dock loading
- Grade loading



INDUSTRIAL WAREHOUSE BAYS RANGING 15,000 - 210,000 SF



Strategically located in the sought-after Campbell Heights business district, Pollyco Summit offers a rare opportunity to secure space in one of Surrey’s fastest-growing industrial corridors. This state-of-the-art development combines contemporary architecture, premium amenities, and high-exposure frontage along 36th Avenue—making it the ideal choice for innovative, growth-oriented businesses.

UNIT BREAKDOWN

UNIT NO.	GROUND FLOOR (SF)	MEZZANINE FLOOR (SF)	TOTAL SF	DOCK LOADING	GRADE LOADING
109	18,213	2,761	20,974	2	1
110	12,775	1,761	14,537	2	1
111	12,775	1,786	14,561	2	1
112	12,775	1,761	14,537	2	1
113	12,775	1,786	14,561	2	1
114	12,775	1,761	14,537	2	1
115	12,775	1,786	14,561	2	1
116	12,775	1,761	14,537	2	1
117	12,775	1,786	14,561	2	1
118	12,775	1,761	14,537	2	1
119	12,775	1,786	14,561	2	1
120	12,775	1,761	14,537	2	1
121	12,775	1,786	14,561	2	1
122	13,835	1,935	15,769	2	1

**Contiguous Lease Opportunity, option to combine adjacent units for a larger contiguous space, subject to availability and landlord approval.*

ADDITIONAL RENT
Contact Listing Agent

PRICING GUIDANCE
Contact Listing Agent

AVAILABILITY
Q1- Q2 2027



Building Features



Zoning

IB-1 Business Park 1 zone



Power Capacity

2,800 amps, 3-phase power



Ceiling Heights

32' clear height (up to 36' upon developer approval)



Loading

2 dock / 1 grade per unit
(28 dock / 14 oversized grade total)



Parking

355 total stalls with ground floor parking and rooftop double row parking



Telecoms

Fiber optic cable available



Sprinklers

ESFR fire suppression system



Build to Suit Office

Complete and custom build options available



Washroom

1 accessible washroom per unit



Service Plus

12 month warranty on all materials and workmanship

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DEVELOPED BY

Pollyco Group of Companies is a privately owned real estate investment and land development company formed in 1992 with offices in Langley, BC and Calgary, Alberta. With over 30 completed and active projects across BC and Alberta, Pollyco's success is largely due to its dedicated, team that invests much time and energy to realize Pollyco's long-term viability while ensuring customer satisfaction. Pollyco has planned and developed residential projects, resort projects, commercial and industrial projects including town centre, shopping malls, hotels, business parks, apartments, townhouses, and single-family homes.



BUILT BY

Orion Construction delivers high-performance industrial and commercial projects through a fully integrated design-build process that combines planning, design, and construction under one roof. Their solutions-based approach ensures streamlined communication, and a superior finished product tailored to each client's operational needs and long-term goals.



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