

AVISON  
YOUNG

Belshore

**FOR LEASE**

# Belshore Industrial Centre

3155 195th Street, Surrey, B.C.

Rare freestanding, large format industrial facility for lease in  
Campbell Heights up to 91,225 sf on 4.25 acres



# Opportunity

Belshore Industrial Centre is a premier new-build industrial opportunity located in the sought-after Campbell Heights Business Park, one of Metro Vancouver's most established and in-demand industrial nodes. Ideally positioned fronting 32nd Avenue with excellent access to major transportation corridors, the property offers an outstanding solution for businesses seeking high-quality, modern industrial space in a strategic South Surrey location.

The development will feature a state-of-the-art industrial building that can accommodate either a single-tenant layout or be demised to accommodate potential incoming tenants. Designed with operational efficiency in mind, the building will offer a combination of dock and grade loading, providing flexibility for a wide variety of industrial uses. The building's superflat, high-performance floorslab has been specifically engineered for automated warehouse uses. This opportunity is exceptionally well-suited for occupiers looking to secure brand new, customized space in one of Metro Vancouver's most desirable industrial markets.



## ZONING

IB-1 Business Park



## ANTICIPATED COMPLETION

September 2026



## LOADING

14 dock level doors  
7 grade level doors



## SIZE

91,225 sf\*

*\*Flexible demising options available*



## MEZZANINE

Can be built to suit



## ACCESS/EGRESS

2 points of access/egress to the property



## ASKING LEASE RATE

Please contact listing agents



## ADDITIONAL RENT

To be confirmed



Aerial image current as of March 30, 2026

# Features



**CONSTRUCTION**  
Insulated concrete tilt-up



**LOADING**  
14 dock loading  
7 grade loading



**CEILING HEIGHT**  
Warehouse: 38' clear



**FLOOR LOAD CAPACITY**  
Superflat floorslab with 700 lbs psf load capacity



**ELECTRICAL**  
Main 1600 amp service



**SPRINKLER SYSTEM**  
ESFR sprinklers



**HEATING**  
Gas fired unit heaters



**LIGHTING**  
LED lighting



**PARKING**  
101 parking spaces



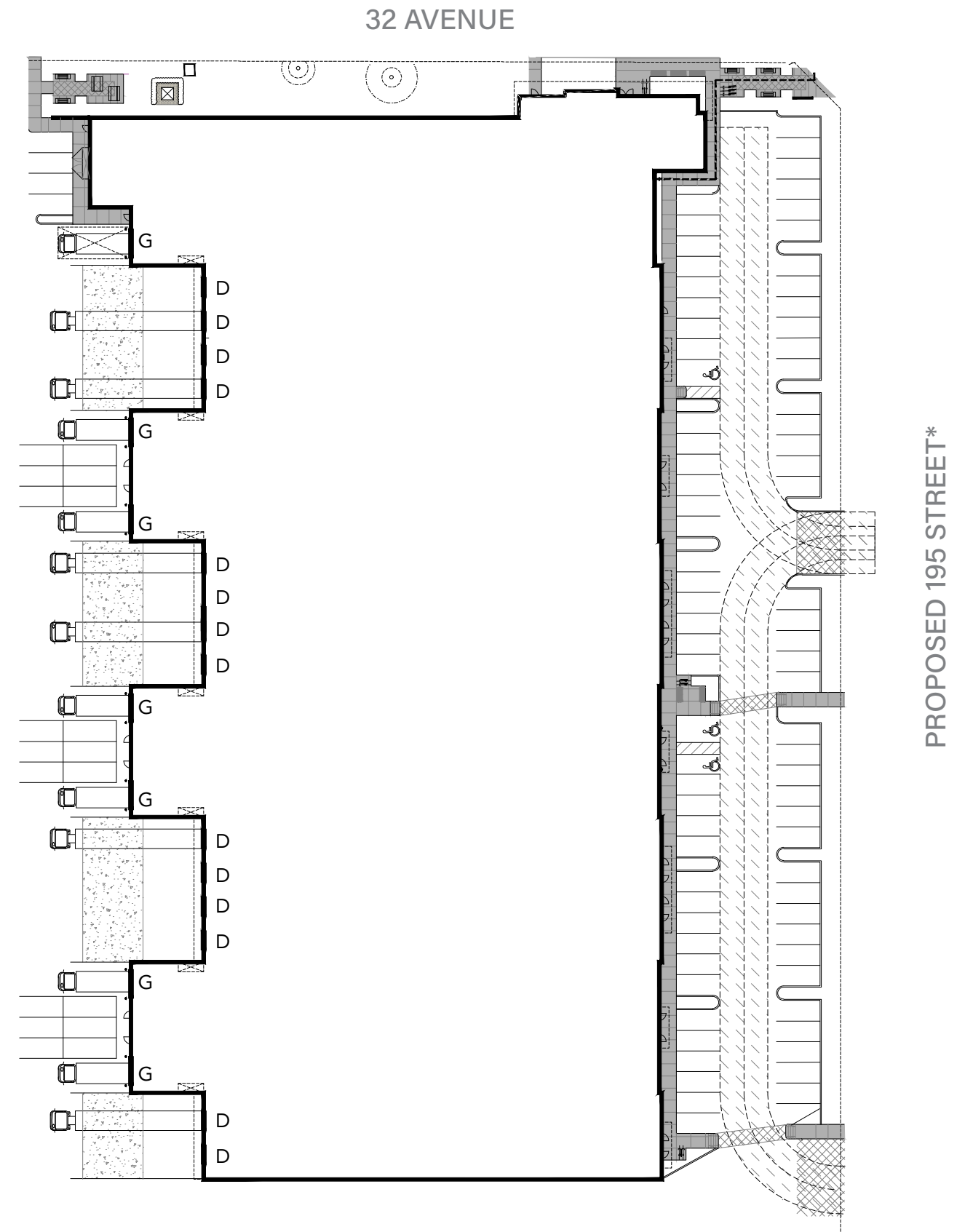
**ADDITIONAL FEATURES**  
Professional landscaping and outdoor amenities



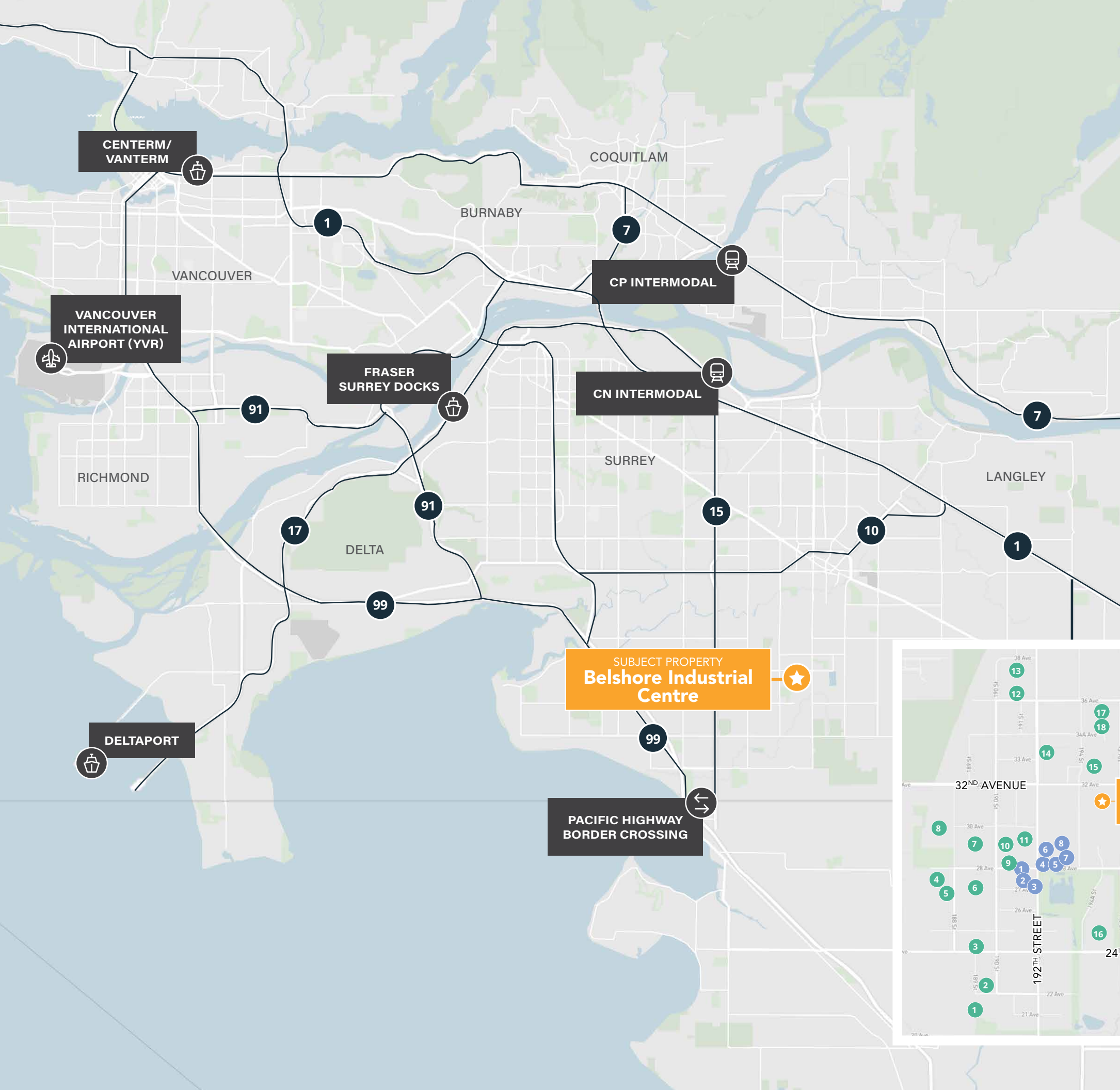
Aerial image current as of March 30, 2026

# Site Plan

D = Dock G = Grade



\*Completed prior to building completion

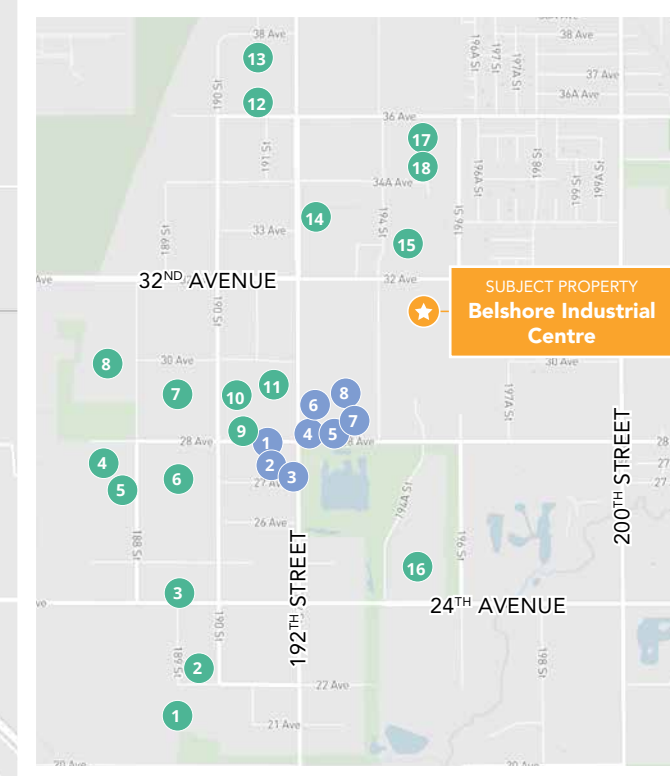


# Location

Strategically positioned one block east of the 192nd and 32nd interchange, the property benefits from a highly strategic location within one of Metro Vancouver's most established industrial corridors. Convenient connections to Highway 15, Highway 10, and 200th Street provide seamless regional access, enabling efficient distribution throughout the Lower Mainland and into cross-border markets. The area is well supported by a deep labour pool, with everyday services, retail, and dining options readily available along the Langley Bypass and in nearby South Surrey.

Campbell Heights has emerged as a premier industrial hub, shaped by consistent tenant demand and ongoing institutional investment. The district is home to a number of major national and global occupiers, including Amazon, Loblaws, Walmart and UPS, reflecting the area's appeal to logistics, manufacturing, and distribution users. With immediate proximity to the US border and excellent highway connectivity, Campbell Heights continues to attract new development and remains a compelling location for long-term industrial growth.

Langley City	10 MINUTES
Highway 10 & 15	10 MINUTES
The Shops at Morgan Crossing	12 MINUTES
Trans-Canada Highway (Highway #1)	28 MINUTES
US Border Truck Crossing	30 MINUTES
Delta Port	40 MINUTES
Vancouver International Airport (YVR)	40 MINUTES
Downtown Vancouver	60 MINUTES



## AMENITIES

- |                |                     |
|----------------|---------------------|
| 1. One Up Cafe | 5. McDonald's       |
| 2. Subway      | 6. Petro Canada     |
| 3. Tim Hortons | 7. Freshslice Pizza |
| 4. A&W         | 8. CEFA             |

## TENANTS

- |                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| 1. Sobeys                                  | 10. 18 Wheels Logistics                     |
| 2. Skechers                                | 11. Industrial Electric Manufacturing (IEM) |
| 3. Pet Valu                                | 12. Starline Windows                        |
| 4. Industrial Electric Manufacturing (IEM) | 13. UPS                                     |
| 5. PiVAL                                   | 14. McKesson                                |
| 6. Loblaws                                 | 15. Nanak Foods                             |
| 7. Amazon                                  | 16. Walmart                                 |
| 8. D&H Canada                              | 17. MEC                                     |
| 9. Industrial Electric Manufacturing (IEM) | 18. Industrial Electric Manufacturing (IEM) |



Belshore

## Contact for more information

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