

POLLYCO 
SUMMIT
at Campbell Heights

FOR LEASE

**OVER 260,000 SF OF INDUSTRIAL, COMMERCIAL,
AND DAYCARE SPACE IN CAMPBELL HEIGHT'S
PREMIER HUB**



19228 36 AVE / SURREY BC





Pollyco Summit at Campbell Heights

Introducing Summit by Pollyco — a rare opportunity to secure industrial, commercial and daycare space in Campbell Heights.

This thoughtfully designed project combines modern industrial functionality with elevated workplace amenities, creating an environment where businesses can thrive. Picture expansive warehouse areas paired with bright, contemporary offices, all complemented by a rooftop parking experience and a dedicated daycare facility with outdoor play space—perfect for supporting work-life balance and attracting top talent.

Located just minutes from major highways and the U.S. border, Summit offers seamless connectivity for logistics and commuting. Surrounded by a vibrant business community and a growing labor force, this is more than a lease—it's a strategic move into one of Metro Vancouver's most dynamic and connected industrial districts.





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Notable Tenants in Campbell Heights



- | | |
|------------------------------------|--|
| 1. Amazon Logistics | 8. Saje Natural |
| 2. DSV Logistics | 9. Sketchers |
| 3. EB Horsman & Son | 10. Starline Windows |
| 4. Green Line Hose * Fittings Ltd. | 11. Structube Distribution Centre |
| 5. IEM Industrial | 12. Van Gough Designs |
| 6. Klondike Cold Storage | 13. Walmart Distribution Centre |
| 7. Loblaws Distribution Centre | 14. 18 Wheels Warehousing and Trucking |

Drive Times



Downtown Langley	10 min
CAN/US Border	14 min
Highway 1	18 min
Highway 99, 91	20 min
Abbotsford Airport	30 min
Fraser Surrey Dock	38 min
Downtown Vancouver	55 min
Deltaport	40 min
YVR Airport	45 min

Local Amenities

- 343 Restaurants
- 117 Coffee Shops
- 122 Fitness

Map Legend

- Parks
- Marine Area
- Highways
- Bus Stop



The Neighbourhood

Pollyco Summit, located in Surrey's sought-after Campbell Heights business district, offers an exceptional opportunity for companies seeking a strategic and connected location. This vibrant industrial hub is ideally positioned providing quick access to major transportation routes, including Highway 99, Highway 1, and the Pacific Highway U.S. border crossing. These connections make Summit an ideal choice for businesses that depend on efficient logistics and distribution.

Recent infrastructure enhancements—such as widened arterial roads and improved intersections—ensure smooth traffic flow for both freight and commuters. The area also benefits from Surrey's large and growing labor force, giving businesses access to skilled talent in one of Canada's fastest-growing cities. Nearby retail, dining, and recreational amenities further enhance the work environment, making Campbell Heights a well-rounded destination for modern enterprises.

With its prime location, robust infrastructure, and access to talent, Summit positions your business for success in a dynamic and connected marketplace.



Building Features



Zoning

IB-1 Business Park 1 zone



Power

200 Amps 347/600 volt



Ceiling Heights

32' clearance*



Heating

Gas fired heaters



Construction

Insulated concrete tilt-up



Telecoms

Fiber optic cable available



Sprinklers

ESFR fire suppression system



Lighting

High efficiency motion sensed



Washroom

1 accessible washroom per unit



HVAC

Gas fired, forced air unit heating system



Building Amenities

Indoor/outdoor daycare space, commercial, warehouse, rooftop and ground level parking



Floor Load

Main level - 500 lbs PSF
live floor load capacity

Mezzanine level - 100 lbs PSF
floor load capacity

*Potential to increase ceiling height up to 36'+, subject to developer approval



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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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