



Metro Vancouver's Best Opportunity to Purchase Land and Custom Build Your Brand New Facility

- Invest
- Build
- Grow

[www.campbellheightsnorth.com](http://www.campbellheightsnorth.com)

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Campbell Heights North  
BUSINESS PARK

the future works here

For further information, please contact:

Randy Heed\*  
604 661 0831  
[randy.heed@colliers.com](mailto:randy.heed@colliers.com)

Chris Morrison\*  
604 661 0875  
[chris.morrison@colliers.com](mailto:chris.morrison@colliers.com)





## THE VISION

To attract clean energy companies, together with traditional industrial companies to Metro Vancouver's newest planned business park.

## OPPORTUNITY

To purchase zoned, fully serviced, vacant industrial land sites from 1 acre and up, to design and custom build your own facility.

## LOT SIZES

1.5 - 10+ acres in Phase III and IV

## RECENT UPGRADES

### South Fraser Perimeter Road

- > Completion: 2013, 40 km long
- > Connecting 176th Street in Surrey to Delta Port
- > Offers goods movers an efficient transportation corridor

### Port Mann/Highway 1 Improvement Project

- > Successfully completed early 2013
- > 10 lane bridge, the widest in the world
- > 37 km's of highway widening through Metro Vancouver

### Transit

Campbell Heights North is easily accessible by bus #531 White Rock Centre/Willowbrook with service from Langley City to White Rock Centre.

## LOCATION DESCRIPTION

Campbell Heights North Business Park is located in Surrey, British Columbia, Canada. Surrey is British Columbia's second largest city after Vancouver and one of Canada's fastest growing cities. Campbell Heights North is located in the southeast part of the City minutes from the US border truck crossing, the second busiest commercial truck crossing in North America.

Specifically Campbell Heights North is bordered by 40th Avenue to the north, 32nd Avenue to the south & 192nd Street to the east. This strategic location allows quick access to all the major transportation corridors through Metro Vancouver.

## AMENITIES

Campbell Heights North is located within a ten minute drive of two of Surrey's six Town Centres, Cloverdale to the north and South Surrey to the west. The newest developments include Grandview Corners, a 55 acre 700,000 square foot retail development with shops and restaurants, located 10 minutes west of Campbell Heights at the intersection of 24th Avenue and 160th Street and Morgan Crossing, a village living concept with new residences and retail stores located next door to Grandview Corners. In addition to shopping and restaurants, two of the regions finest public golf courses are also located nearby. Morgan Creek Golf and Country Club is minutes west of Campbell Heights and Northview Golf and Country Club is located 15 minutes north of Campbell Heights in Cloverdale. Residential opportunities abound in both Cloverdale and South Surrey from townhomes, condos, building lots and master planned residential neighborhoods and executive homes. The areas surrounding Campbell Heights North truly have it all.

## ZONING

"Campbell Heights North CD Zone" allowing for light industrial and business park uses, including ancillary offices uses.

## CUSTOM DESIGN YOUR FACILITY

The Campbell Heights North team has extensive knowledge and are experienced in providing design build advice for both small and large scale companies.

Design guidelines are in place, to protect your investment.

## PRICING

\$850,000 per acre, plus development cost charges (\$140,000 per acre)



Campbell Heights North is managed by the Surrey City Development Corporation on behalf of the City of Surrey.



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**Randy Heed\***

Senior Vice President

604 661 0831

randy.heed@colliers.com

**Chris Morrison\***

Senior Vice President

604 661 0875

chris.morrison@colliers.com



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## Colliers International

200 Granville Street, 19th Floor

Vancouver, British Columbia Canada V6C 2R6

Toll Free 1 866 681 2655 Telephone 604 661 4111 Facsimile 604 661 0849