

FOR SALE

End User or Development
Opportunity | 16.85 acres

5340 & 5390 192nd Street, Surrey

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Langley Bypass



192nd Street

196th Street
Overpass

New 54A Avenue
New 54A Avenue
Overpass

CP Rail

192nd Street
Overpass

COLLIERS INTERNATIONAL
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FOR SALE

16.85 Acres | Heavy Industrial Zoning | Rail Access

5340 & 5390 192nd Street, Surrey BC

Development Opportunity

To purchase two adjacent parcels combined to create the largest available freehold, heavy industrial zoned development site in Metro Vancouver. The property benefits from a combination of a number of unique attributes, including location, zoning, access, rail connection, and scope and size for redevelopment.

The Roberts Bank Rail Corridor program, which is almost completed, provides convenient and significantly improved access and egress to the property via the newly widened 192nd Street or the overpass at both 54th Avenue and 196th Street.

Site Area

5340 192nd Street	7.709	acres
5390 192nd Street	9.140	acres
Total	16.85	acres

Property Features

- > Excellent location, minutes from Langley City and easily accessible from Campbell Heights via 192nd Street
- > Regular shaped properties
- > Fully serviced to municipal standards
- > Active Southern Railway of BC rail spur of approximately 300 feet
- > Multiple access/egress points
- > Flexible heavy industrial zoning
- > Further details to be provided as they become available

For further details, please contact the listing agents:

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Location

The properties are located in the east Cloverdale industrial area, adjacent to amenities, transit, and employment base of Langley City. Major transportation routes, including 192nd Street and Highway 10 are adjacent to the site. The new, four lane thoroughfare 192nd Street connects the Trans Canada Highway and the brand new South Fraser Perimeter Road conveniently to the properties.

Zoning

IH, High Impact Industrial Zone, will accommodate almost all industrial uses, including heavy manufacturing, concrete and chemical plants, recycling, truck parking, distribution and outdoor yard storage.

Due Diligence Materials to be Provided to Qualified Purchasers

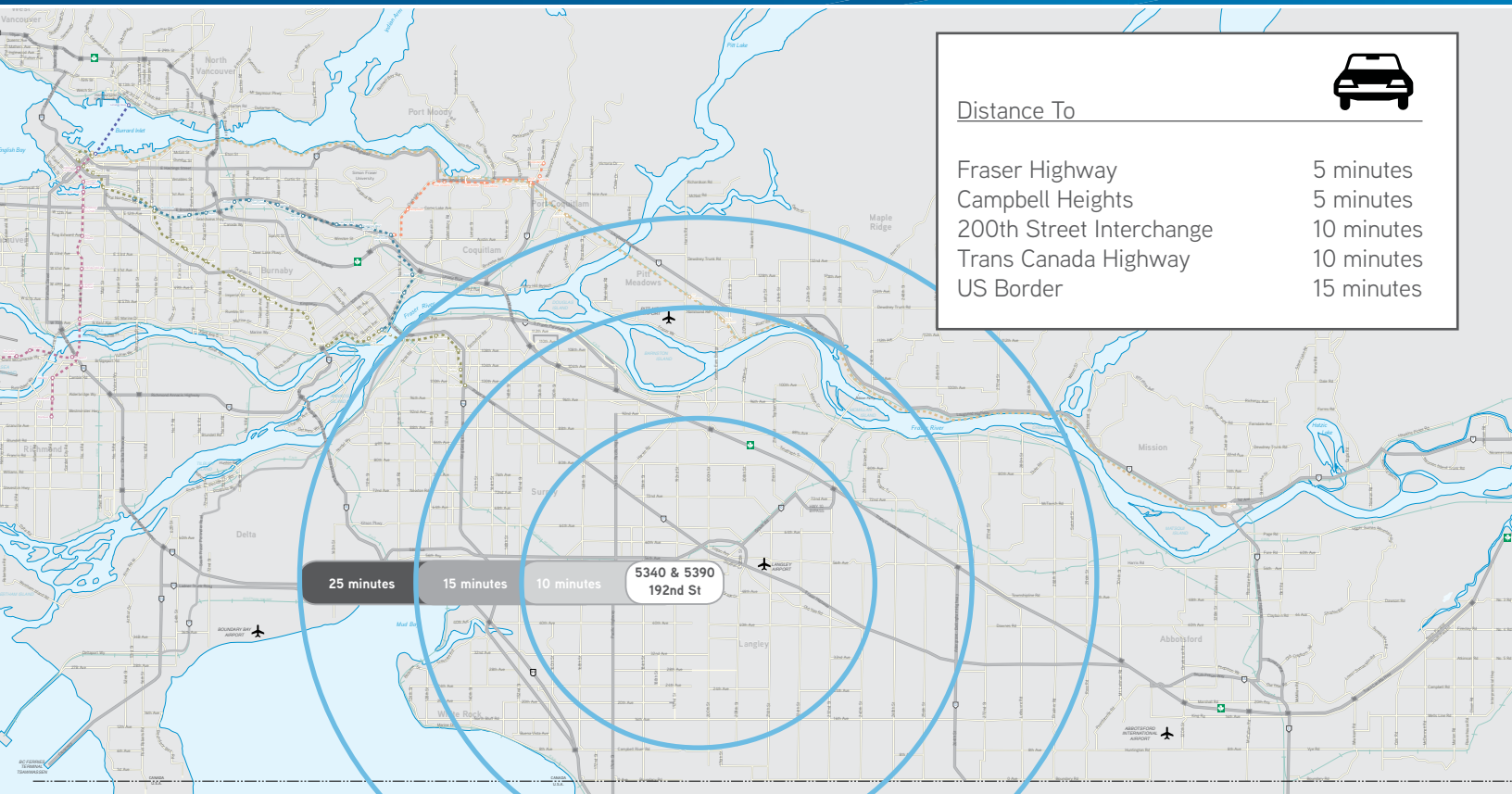
- > Comprehensive environmental report(s), 2014
- > Geotechnical analysis/report, 2014
- > Property survey and topography report, 2014

All reports will be made available to potential buyers, please contact the listing agents.

Sale Price

\$18,960,000 (\$1,125,000/acre)





CONTACT

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