

# For Lease | 104, 19138 32nd Avenue Surrey, BC

Opportunity to lease a 12,634 sf brand new, high-exposure corner unit on 32nd Avenue in Campbell Heights



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# For Lease

104, 19138 32nd Avenue

Surrey



## Property details

### AVAILABLE AREA

Warehouse	10,017 sf
Mezzanine	2,617
<b>Total</b>	<b>12,634 sf</b>

### ZONING

IB-2 Business Park Zone

### LEASE RATE

\$19.50 psf, net

### ADDITIONAL RENT (2026 ESTIMATE)

\$6.85 psf

### AVAILABILITY

Immediately

## Opportunity

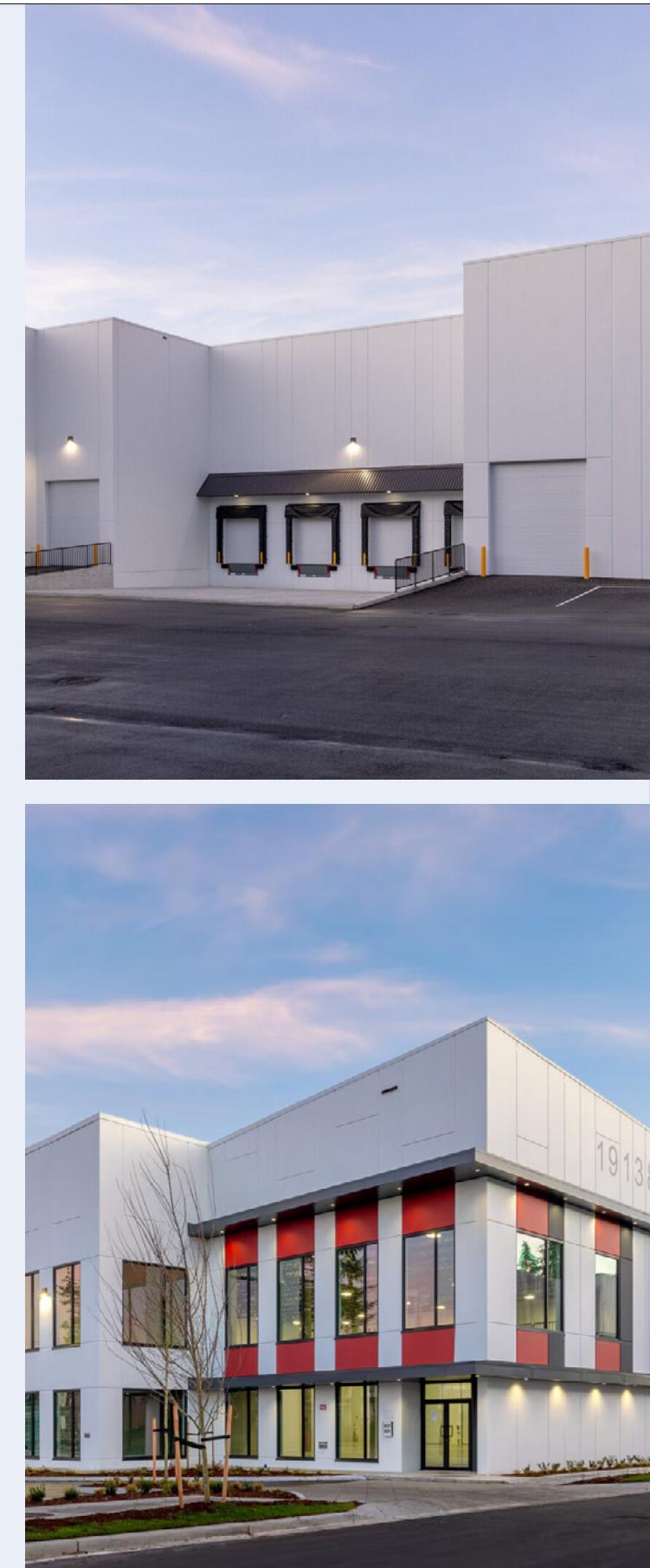
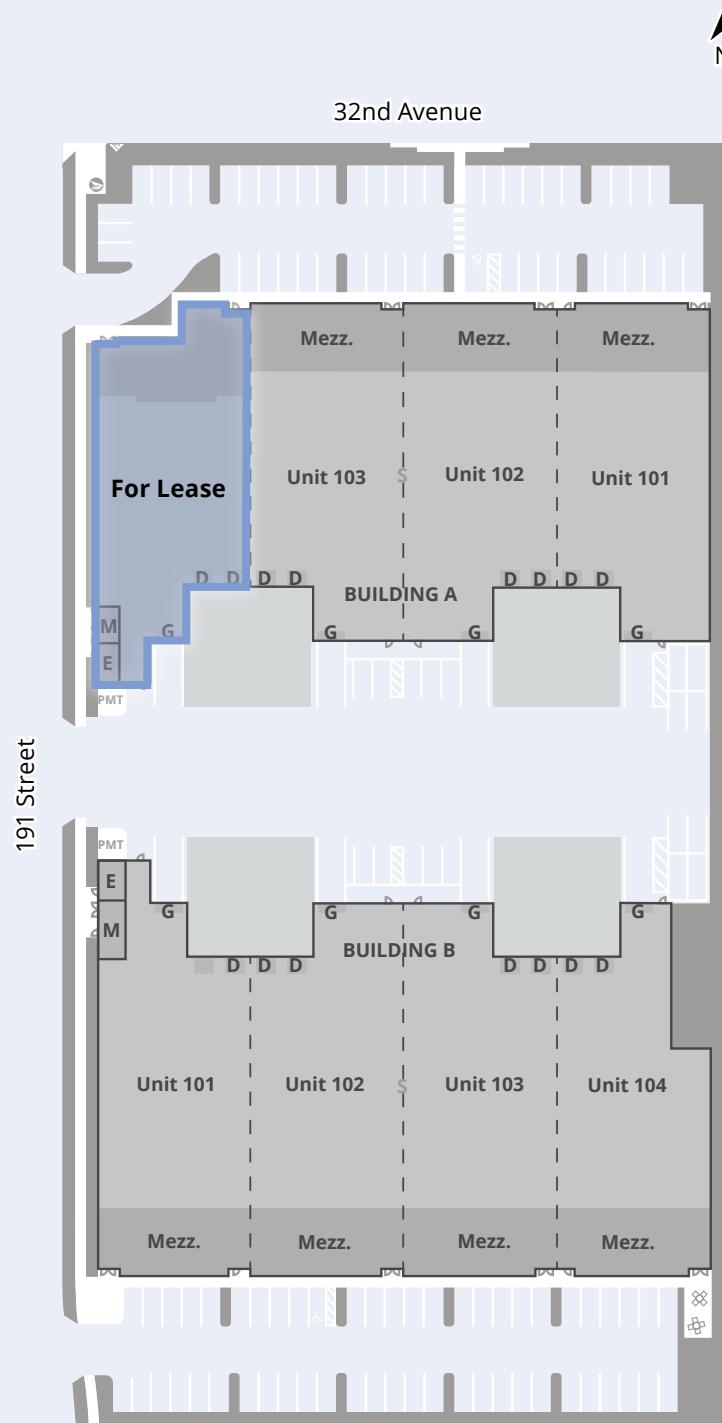
Presenting the opportunity to lease a brand-new industrial space in Beedie's latest Campbell Heights development, The Quad. Prominently located on the corner of 32nd Avenue and 191st Street. This high exposure location provides excellent branding opportunities and convenient access for employees and customers.

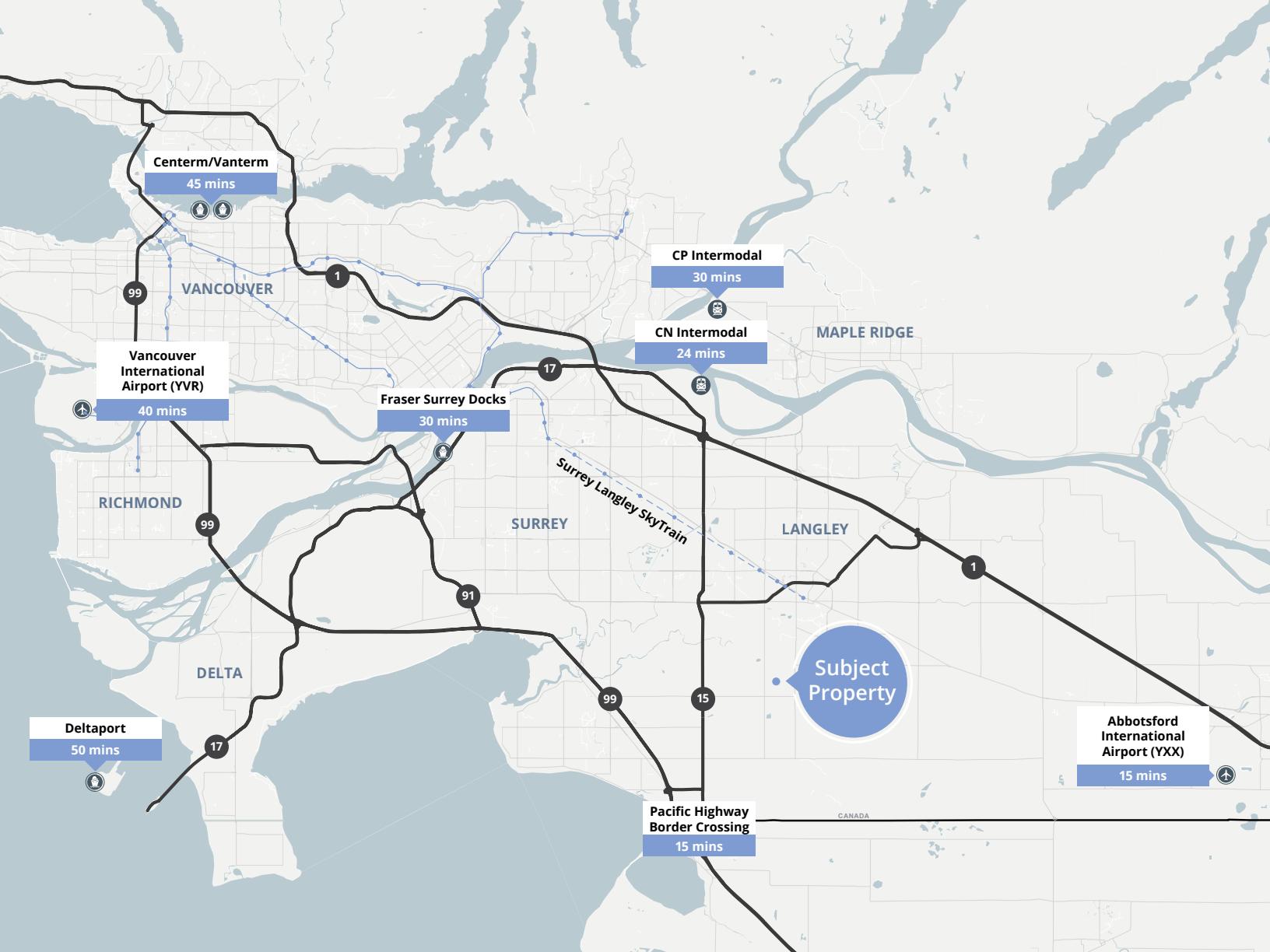
The unit features top-quality construction, a 32' clear ceiling height, two dock-level and one grade-level loading door, and ample on-site parking, making it ideal for a wide range of industrial users.

## Unit features

- Two (2) dock loading doors and one (1) grade loading door
- 32' clear ceiling height
- Concrete insulated panels
- ESFR sprinkler system
- 15 designated parking stalls
- 200 amps at 600/347 volts electrical service
- 700 lbs/sf live load warehouse floor load capacity
- Gas-fired unit heaters
- Structural steel mezzanine complete with guard rail & designed to 100 lbs/SF floor load capacity
- High efficiency LED fixtures
- Two 6'x6' skylights with interior walls painted white for greater illumination
- Tenant improvements may be built-to-suit

## Site plan





## LOCATION

The property is located at 32nd Avenue and 192nd Street, two of the most prominent access routes in Surrey's highly sought-after Campbell Heights.

This premium location offers convenient connectivity to Highway 1, Highway 99, and the Canada-US border. The area is also surrounded by ample amenities, including restaurants, retailers, and other services.

## DRIVE TIMES

Highway 15	3 minutes
Langley City	5 minutes
Highway 1	15 minutes
Canada/US Border	15 minutes
Abbotsford International Airport	15 minutes
Highway 17	17 minutes
Deltaport	50 minutes

## Contact for more information

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