

# For Sale

Colliers

**Unit 104 - 19146 32 Avenue, Surrey**

**12,743 SF** Upgraded End Unit  
The Quad | Campbell Heights

Accelerating success.

**Nick Englmaier**

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Associate Vice President

**Taylor Earle**

Associate

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*Personal Real Estate Corporation*  
Senior Vice President

# Opportunity & Location

Colliers is pleased to offer the opportunity to acquire 12,743 SF of newly constructed warehouse space at The Quad — Beedie's newest multi-user industrial development in Campbell Heights, one of Metro Vancouver's most sought-after industrial hubs.

Positioned at 32<sup>nd</sup> Avenue and 192<sup>nd</sup> Street, the property offers direct access to Highway 1, Highway 99, and the Canada–United States border.

This end unit benefits from a private, low-traffic setting within the complex and has been thoughtfully upgraded for immediate industrial operations. Unit improvements beyond the existing base building specifications include:

- Electrical outlets (120V & 240V) and Pneumatic air distribution installed throughout warehouse
- Additional insulation in shared demising wall for enhanced sound separation
- Frosted ground-level windows for improved privacy
- Ground floor kitchenette
- Security cameras



# Salient Facts

**Civic Address** 104 - 19146 32 Avenue, Surrey

<b>Area Breakdown</b>	Warehouse	10,501 SF
	Mezzanine	2,242 SF
	<b>Total</b>	<b>12,743 SF</b>

**Zoning** IB-2 Business Park Zone

**Loading** One (1) Electric Grade Loading Door  
Two (2) Electric Dock Loading Doors

**Power** 200 amps at 600/347 volts

**Asking Price** \$6,053,000 (\$475 per SF)

- Beedie built in 2024
- Concrete insulated panels
- High efficiency LED lighting
- Recirculation ceiling fans

- Features**
- ESFR sprinkler system
  - 700 lbs/SF live load warehouse floor load capacity
  - Two (2) 6' x 6' skylights
  - 32' clear ceiling height



**Reach out today to  
learn more:**



**Colliers**



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