

For Sublease | Brand New, "A" Class Warehouse Space

Parallel 32

19225 32ND AVENUE | SURREY, BC

Reduced Rate! \$15.00 PSF Net | Available Immediately



Contact

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CBRE

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The Building

Construction

Concrete tilt-up insulated panels

Floor Load

700 lb/SF live load warehouse floor load capacity

Recirculation Fans

Ceiling fans located near loading doors

Mezzanine

Structural steel mezzanine complete with guard rail & designed to 100 lbs/SF floor load capacity

Interior Warehouse

A minimum of two 6'x6' skylights per bay with interior walls painted white for greater illumination

Power

200 amps at 347/600 volts per bay

Sprinklers

ESFR sprinkler system

Heaters

Gas-fired unit heaters

Lighting

High-efficiency LED fixtures

The Premises

Available Immediately

OPTION 1:
UNITS 103 - 106 55,087 SF*

OPTION 2:
UNITS 101 - 106 85,588 SF*

*Inclusive of mezzanine SF



Ceiling Height 32' clear

Loading Option 1: 8 dock and 4 grade doors
Option 2: 12 dock and 6 grade doors

Zoning IB-1

Reduced Rate! \$15.00 PSF Net

Additional Rent \$5.25 PSF (2024 estimate)
*Inclusive of 5% management fee

Lease Term Flexible

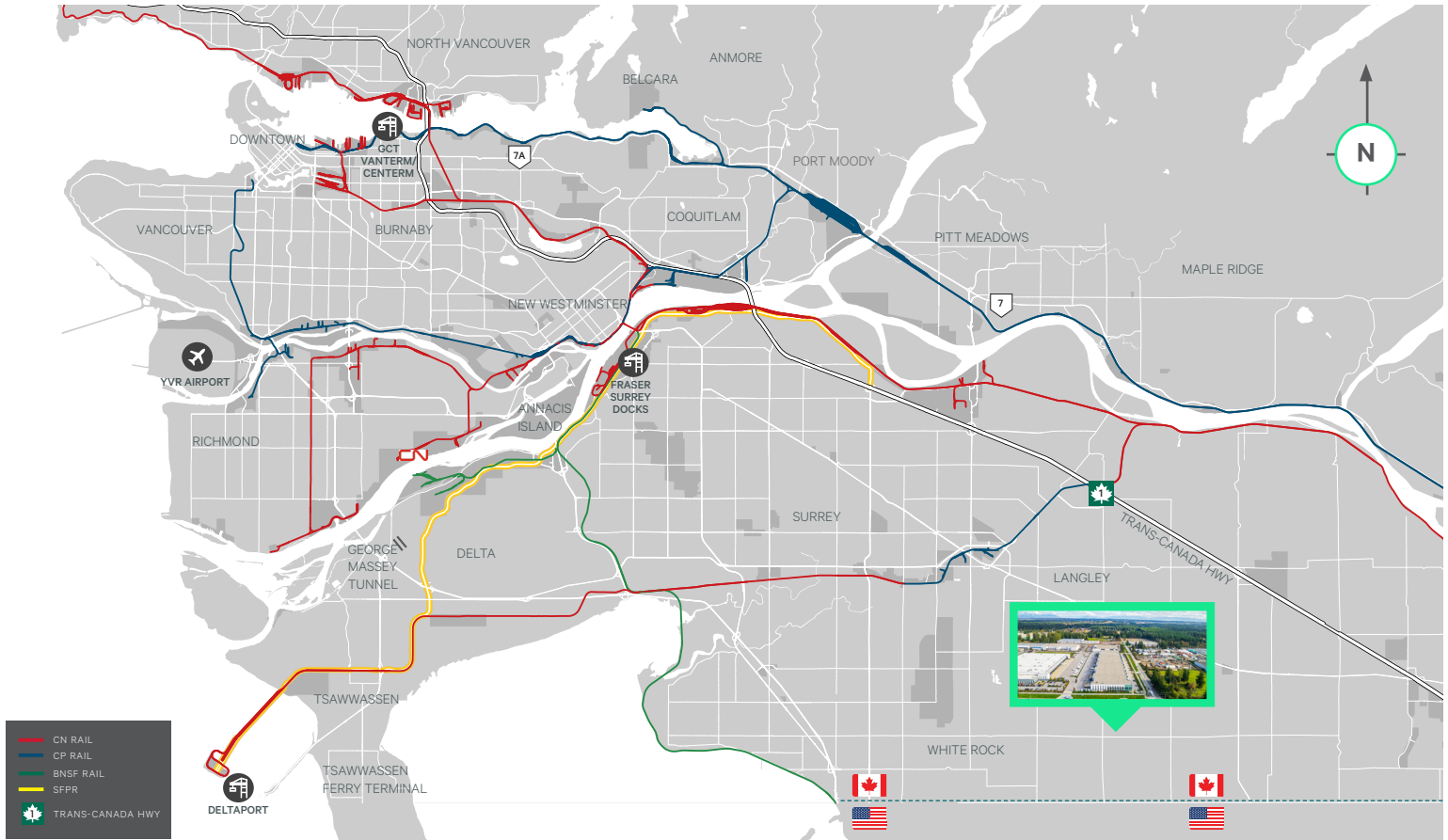
Expiry Date December 30, 2027

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Parallel 32

19225 32nd Avenue, Surrey, BC

Situated at the northeast corner of 192nd Street and 32nd Avenue in the sought-after Campbell Heights North, Parallel 32 benefits from prominent exposure at the key intersection of 192nd Street and 32nd Avenue. The location offers quick access to major highways including Highways 99 & 15, as well as Highway 10 to the north. Additionally, the US border crossings are just minutes away to the south. Located within close proximity to a wide variety of amenities for both employees and customers, with convenient access to transit and many other everyday services, Parallel 32 strategically positions your business for success.



Drive Times

42

Minutes to
South Fraser
Perimeter Rd

48

Minutes to
Fraser Surrey
Docks

42

Minutes to
Deltaport

53

Minutes to
YVR
Airport

25

Minutes to
Port Kells

19

Minutes to
US/Canada
Border

62

Minutes to
Downtown
Vancouver

Contact Agent

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