

For Sublease | “A” Class Warehouse Space

# Parallel 32

19225 32ND AVENUE | SURREY, BC

\$15.00 PSF Net | Available Immediately



## Contact

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**CBRE**

Parallel 32  
19225 32nd Avenue, Surrey, BC

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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

Asking Rate	\$15.00 PSF Net
Additional Rent	\$5.50 PSF (2026 estimate) *Plus 5% management fee
Lease Term	Flexible
Expiry Date	December 30, 2027

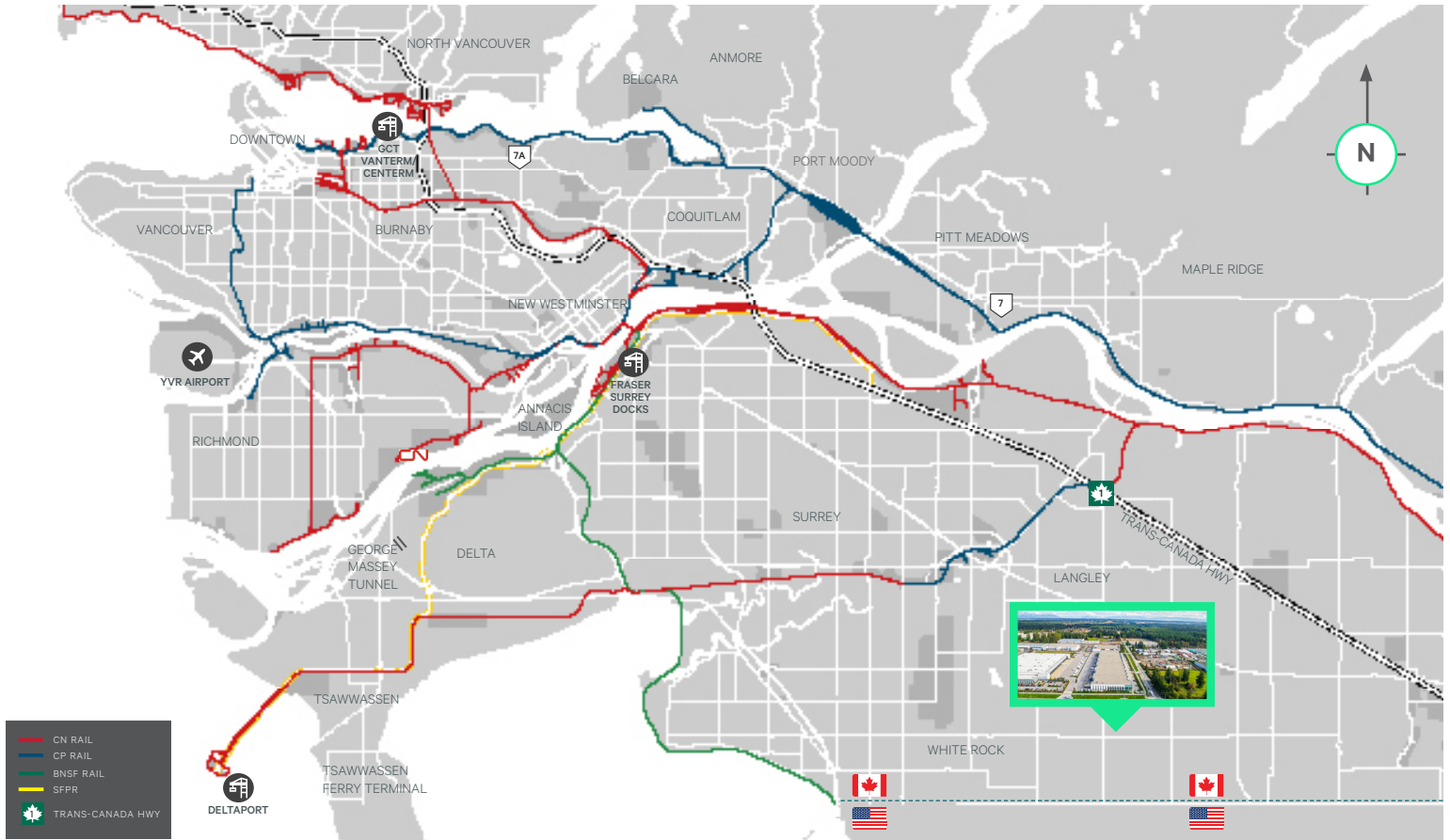


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## Parallel 32

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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