



**UNITS 107-108**  
**19225 32<sup>ND</sup> STREET**

SURREY, BC

**FOR SUBLEASE**  
*Class "A" Warehouse Space*

# SUBLEASE DETAILS



## AVAILABLE UNITS

107 - 108



## SPACE AVAILABLE

26,226 SF



## SUBLEASE TERM

Until December 29, 2027



## SUBLEASE RATE

Please contact listing agent



## AVAILABLE

Please contact listing agent



# BUILDING FEATURES

**ZONING** IB1 - Business Park 1 Zone

**CLEAR HEIGHT** 32'

**LOADING** 4 dock and 2 grade doors

**PARKING** 20 stalls

**YEAR BUILT** 2022

**FLOOR** 700 lb/SF live load warehouse floor load capacity

**SPRINKLER** ESFR sprinkler system

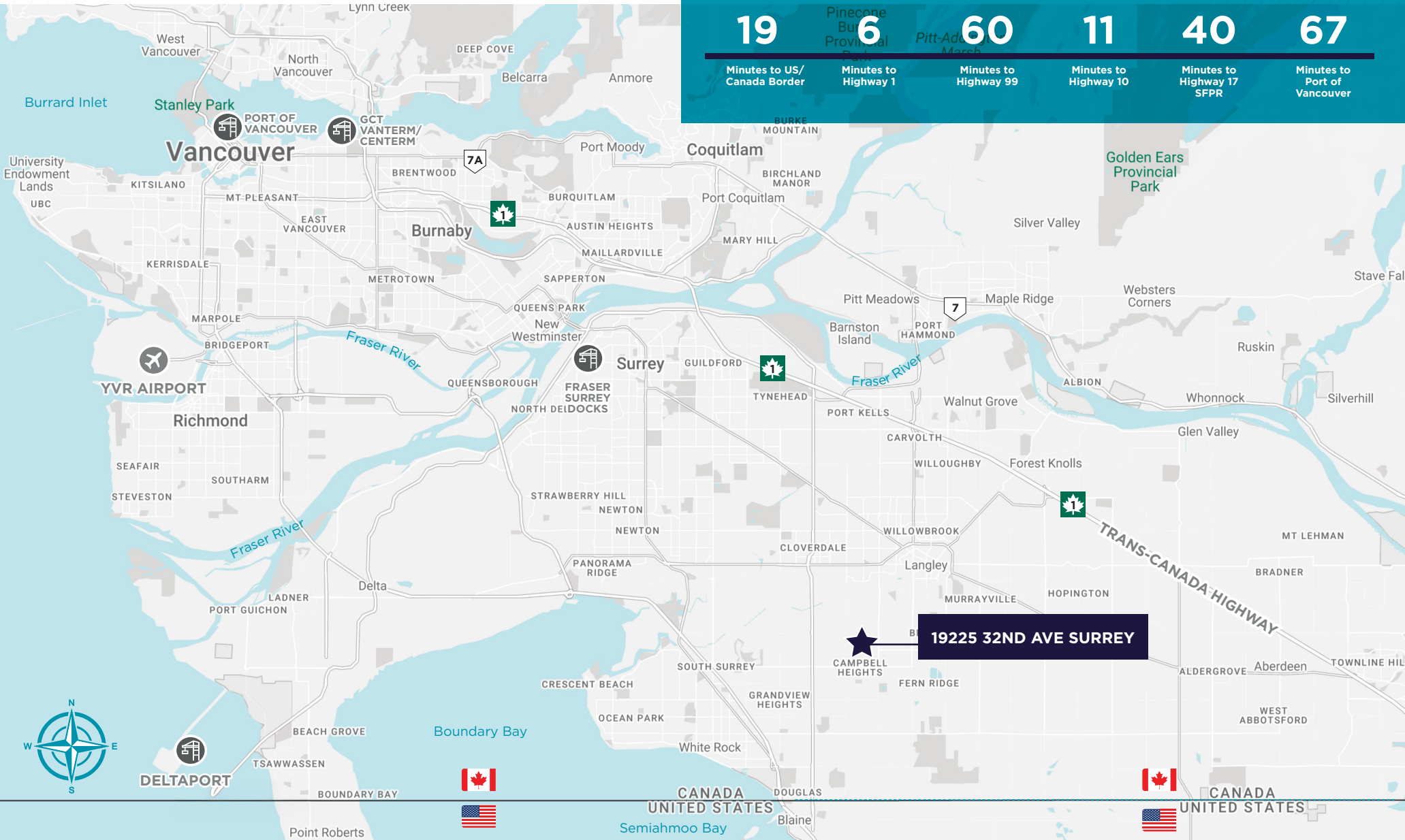
**POWER** 200 amps at 347/600 volts per bay

**HEATERS** Gas-fired unit heaters

**LIGHTING** High-efficiency LED fixtures

# DRIVE TIMES

<b>62</b>	<b>53</b>	<b>48</b>	<b>42</b>	<b>42</b>	<b>25</b>
Minutes to Downtown Vancouver	Minutes to YVR Airport	Minutes to Fraser Surrey Docks	Minutes to South Fraser Perimeter Road	Minutes to Deltaport	Minutes to Port Kells
<b>19</b>	<b>6</b>	<b>60</b>	<b>11</b>	<b>40</b>	<b>67</b>
Minutes to US/Canada Border	Minutes to Highway 1	Minutes to Highway 99	Minutes to Highway 10	Minutes to Highway 17 SFPR	Minutes to Port of Vancouver



**19225 32ND AVE SURREY**

19225

**FOR MORE INFORMATION, CONTACT:**

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