



REDUCED LEASE RATE
ONLY 1 UNIT REMAINING

UNIT 101

32nd Avenue

190th Street

FOR LEASE

32ND AVENUE BUSINESS PARK

18977 32nd Avenue, Surrey, BC

PROFESSIONALLY
BUILT & MANAGED BY



BENCHMARK

High-Exposure Warehouse & Commercial Space

32ND AVENUE BUSINESS PARK

18977 32nd Avenue, Surrey, BC



Site Specifications

Property Address

Building A – 18977 32nd Avenue, Surrey

Building B – 3237 190th Street, Surrey

Project Timing

Ready for occupancy

Available Area

4,738 sf

Loading

One (1) grade level loading door

Lease Rate

\$11.00 psf

Additional Rent

\$3.63 psf

Plus 5% Management Fee

Zoning

CD Comprehensive Development

Allows for a wide range of uses including industrial, warehousing, showrooms, office, childcare centres and general services uses

Location

- ✓ 32nd Avenue Business Park is strategically located within the **Campbell Heights** area in South Surrey.
- ✓ The location exemplifies west coast development catering to light impact industrial users, with an abundance of nearby trails and natural amenities.
- ✓ The project will benefit from a high exposure corner location, as well as the close proximity to the US border and main arteries such as Highway 15 and Highway 99.

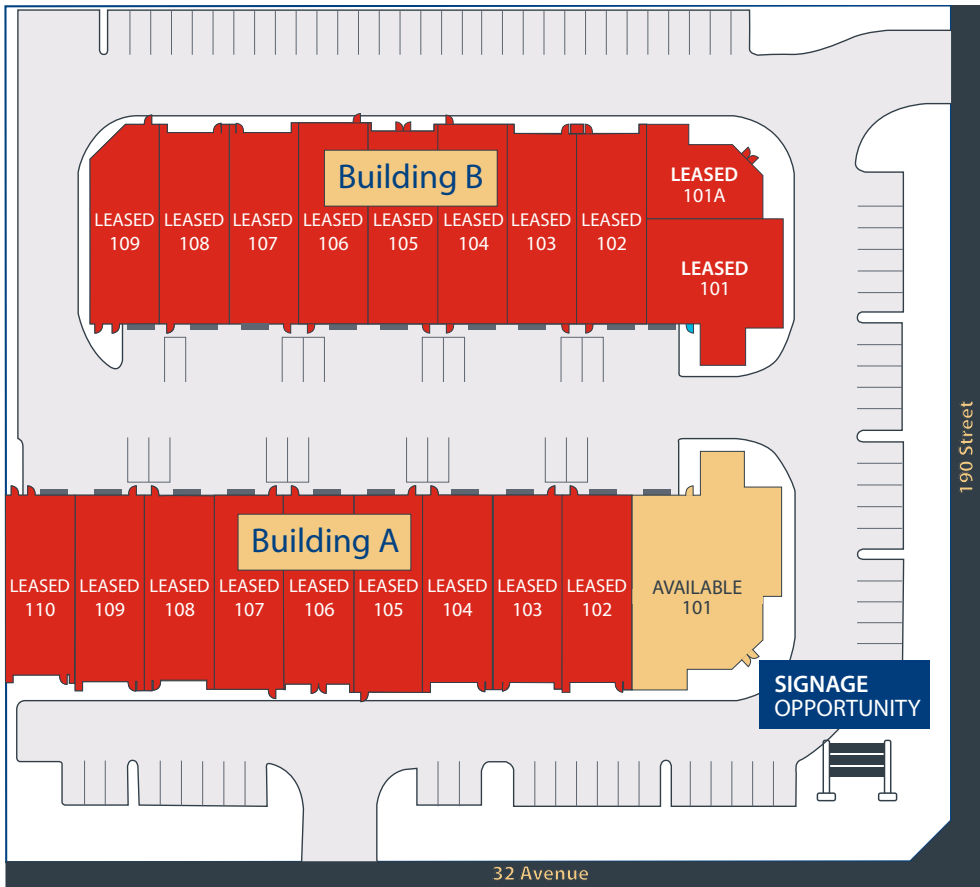
Available Units

Building A			Building B		
18977 32nd Avenue			3237 190th Street		
Unit	Area (sf)	Rate (psf)	Unit	Area (sf)	Rate (psf)
110	LEASED		109	LEASED	
109	LEASED		108	LEASED	
108	LEASED		107	LEASED	
107	LEASED		106	LEASED	
106	LEASED		105	LEASED	
105	LEASED		104	LEASED	
104	LEASED		103	LEASED	
103	LEASED		102	LEASED	
102	LEASED		101	LEASED	
101	4,738	\$11.00	101A	LEASED	



- Opportunity to showcase your business through pylon signage
- High traffic zone on corner lot, exposure right off main artery
- Key branding opportunity

Site Plan



Project Features

- ✓ 23' ceiling heights
- ✓ 120/208-volt, 3 phase, 100 amp electrical service per unit
- ✓ Fully sprinklered
- ✓ One (1) grade level loading door
- ✓ Superior office space designed and built-to-suit
- ✓ Ample parking
- ✓ Pylon signage opportunities on 32nd Avenue

