

THE Quad

PRICED FROM \$475 PSF



FOR SALE

19138 & 19146 32nd Avenue, Surrey, BC

DEVELOPED BY

Beedie/

MARKETED BY

Colliers



OPPORTUNITY

The Quad is Beedie's newest multi-user industrial complex located in the heart of Campbell Heights, one of Metro Vancouver's fastest-growing industrial areas. The completed 2-building development offers ownership opportunities ranging from 12,667 SF to 38,241 SF.

Situated on 32nd Avenue at 192nd Street, The Quad is located between two of the most prominent access routes in Campbell Heights, providing convenient access to Highway 1, Highway 99, and the Canada/US Border. Surrounded by an abundance of amenities, including restaurants, retail and services, set your business up for success at The Quad.



ZONING

IB-2 Business Park Zone



OCCUPANCY DATE

Move-in Ready





LOCATION

The Quad offers a prime location with a short drive from the Pacific Highway border crossing, the Shops at Morgan Crossing in South Surrey, and an abundance of amenities in Langley City, including top-notch restaurants, retail stores, banks, and fitness facilities.

Recently upgraded by the City of Surrey to arterial standard, including updated infrastructure to increase capacity and reduce congestion, makes The Quad's location ideal for businesses looking for connectivity and accessibility.



REACH NEW HEIGHTS

Campbell Heights is the premier industrial destination for a thriving business community. The master planned hub provides close proximity to an extensive labour pool in Surrey, with strategic access to prominent highway networks.



DIVERSE AMENITIES

The Quad boasts a wealth of retail, services and natural amenities located nearby. With restaurants, golf courses and parks for employees and visitors to enjoy, The Quad presents an ideal place to work, live and visit.





BUILDING FEATURES

■ CONSTRUCTION

Concrete insulated panels

■ CEILING HEIGHT

32' clear

■ LOADING

Two (2) dock, one (1) grade loading door per unit

■ FLOOR LOAD

700 lbs/SF live load warehouse floor load capacity

■ SPRINKLERS

ESFR sprinkler system

■ POWER

Building: 1,200 amps at 600/347 volts
Per Unit: 200 amps at 600/347 volts

■ HEATERS

Gas-fired unit heaters

■ RECIRCULATION FANS

Ceiling fans

■ LIGHTING

High efficiency LED fixtures

■ MEZZANINE

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

■ INTERIOR WAREHOUSE

Two 6'x6' skylights per unit with interior walls painted white for greater illumination

UNIT BREAKDOWN

BUILDING A

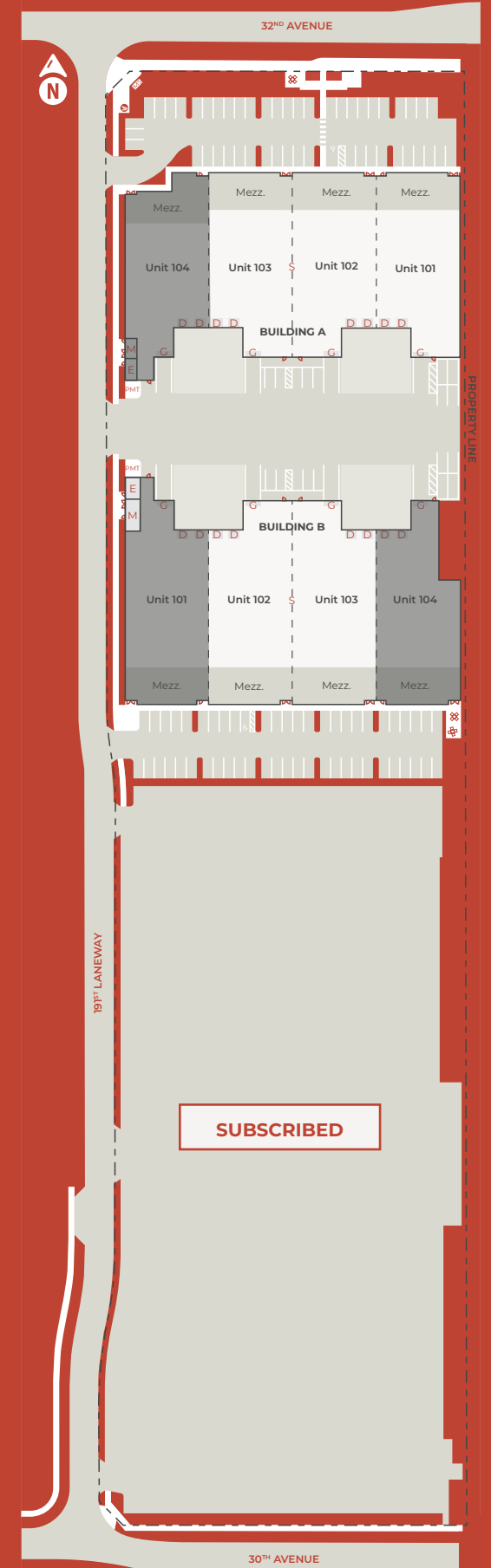
| Unit | Footprint SF | Mezz SF | Total SF | Price PSF |
|--------------|---------------|--------------|---------------|-----------|
| 101 | 10,444 | 2,223 | 12,667 | \$505 |
| 102 | 10,529 | 2,256 | 12,785 | \$495 |
| 103 | 10,531 | 2,258 | 12,789 | \$495 |
| 104 | SOLD | | | |
| Total | 31,504 | 6,737 | 38,241 | |

BUILDING B

| Unit | Footprint SF | Mezz SF | Total SF | Price PSF |
|--------------|---------------|--------------|---------------|-----------|
| 101 | SOLD | | | |
| 102 | 11,710 | 2,258 | 13,968 | \$475 |
| 103 | 11,708 | 2,256 | 13,964 | \$475 |
| 104 | SOLD | | | |
| Total | 23,418 | 4,514 | 27,932 | |



MARKETING PLAN





32' CLEAR HEIGHT

With a 32' clear ceiling height, The Quad is purpose built to maximize cubic capacity, operational efficiency, and the evolving needs of modern industrial users. This added height provides an edge over traditional 28' facilities, delivering substantially more usable volume for higher racking, increased pallet positions, and greater storage density without expanding the footprint.

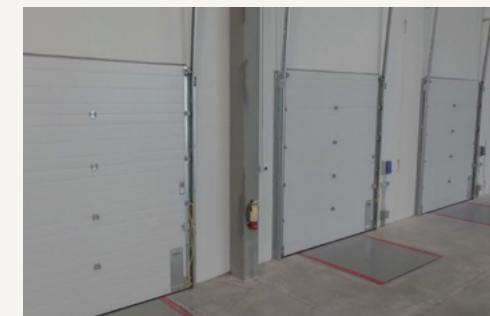
For tenants, that added vertical capacity translates into operational advantages—more flexibility to scale, and the ability to future proof operations as inventory demands evolve.



POTENTIAL OFFICE BUILD-OUT

These examples of a fully customizable office build-out at The Quad illustrates a combination of an open floor plan with a meeting area and private offices; a configuration rarely seen in today's market.

The office can be designed to meet the tenant's unique requirements, ensuring a smooth transition into their new, state-of-the-art facility.



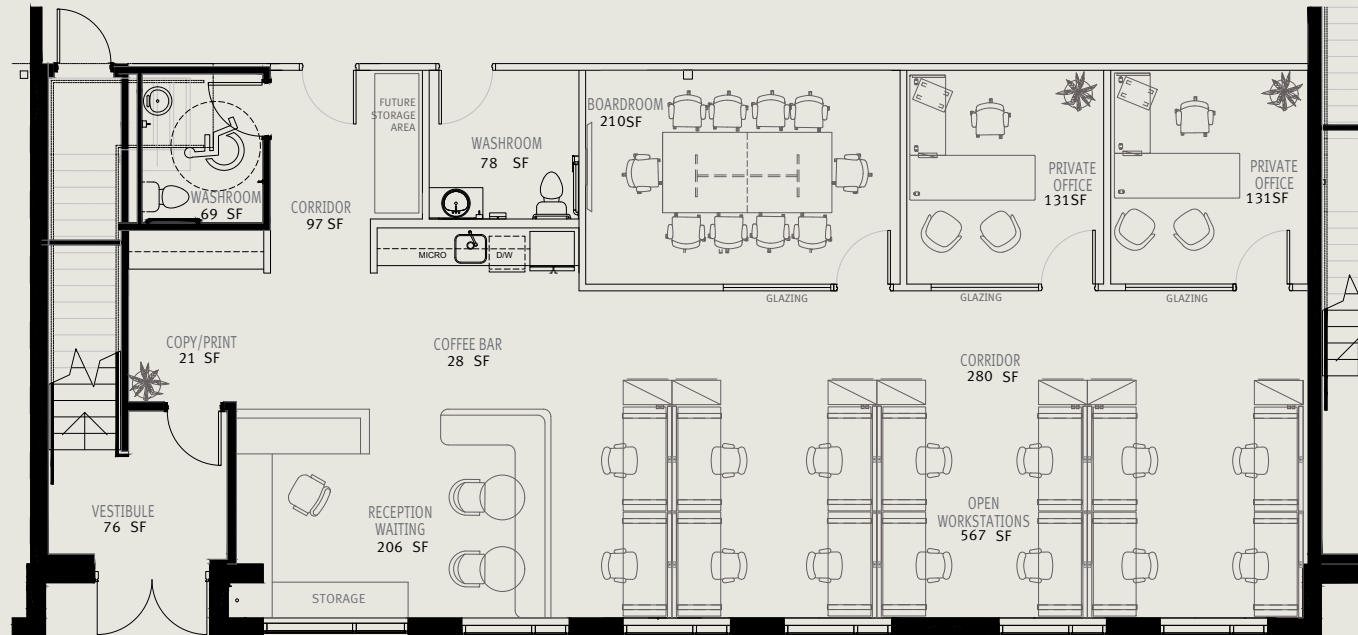


SAMPLE OFFICE BUILD-OUT

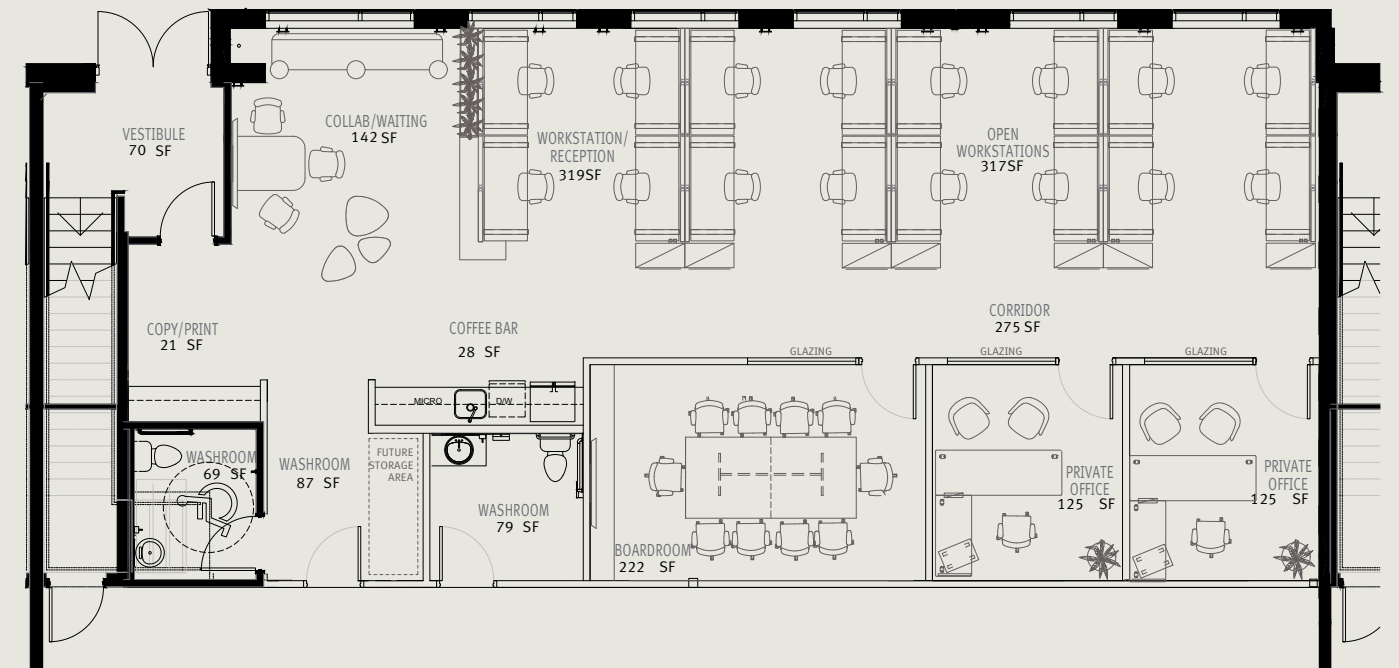
These examples of a fully customizable office build-out at The Quad illustrate a combination of an open floor plan with a meeting area and private offices; a configuration rarely seen in today's market. Beedie has submitted for Tenant Improvement permits for both Unit A103 and B103, eliminating lengthy municipal approval times and passing immediate time savings on to the purchaser.

The fully customizable office can be designed to meet the purchaser's unique requirements and the submitted permits allow for expedited occupancy of the final tenant improvements, ensuring a smooth transition for the purchasers' into their new, state-of-the-art facility.

BUILDING A – UNIT 103



BUILDING B – UNIT 103



Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Canada's largest industrial developers and property managers, having completed more than 35M SF of new development.

With an ever-expanding industrial portfolio of nearly 16M SF of leasable space across North America, Beedie's philosophy of proactive asset management is based on providing each of their valued clients with optimal service and support.

beedie.ca

THE NORTH Quad



quadbybeedie.com

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