

# THE NORTH Quad

NEW PRICE AVAILABLE



**FOR SALE**

19138 & 19146 32nd Avenue, Surrey, BC

DEVELOPED BY

Beedie/

MARKETED BY

Colliers



## OPPORTUNITY

The Quad is Beedie's newest strata complex located in the heart of Campbell Heights, one of Metro Vancouver's fastest-growing industrial areas. Aptly named The Quad, the 4-building complex is being developed in phases, with the initial two buildings occupying the North Quad, offering opportunities from 12,635 SF to 54,500 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

### ■ SERVICE PLUS

12-month warranty on all material and workmanship defects; Original Equipment Manufacturer (OEM) warranties may vary

## UNIT BREAKDOWN

BUILDING A

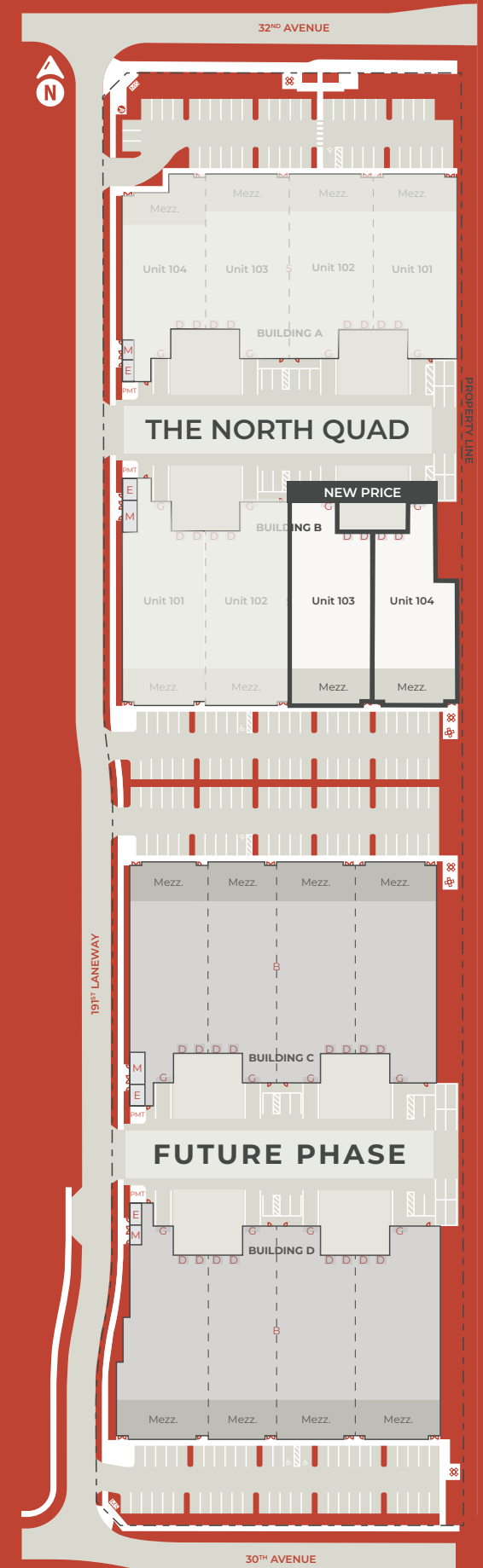
Unit	Footprint SF	Mezz SF	Total SF	Sale Price
101	10,444	2,223	12,667	-
102	10,529	2,256	12,785	-
103	10,531	2,258	12,789	-
104	10,017	2,617	12,634	-
<b>Total</b>	<b>41,521</b>	<b>9,354</b>	<b>50,875</b>	

BUILDING B

Unit	Footprint SF	Mezz SF	Total SF	Sale Price
101	11,565	2,258	13,823	-
102	11,710	2,258	13,968	-
103	11,708	2,256	13,964	\$495 PSF
104	10,501	2,242	12,743	\$495 PSF
<b>Total</b>	<b>45,484</b>	<b>9,014</b>	<b>54,498</b>	



## MARKETING PLAN





## 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.

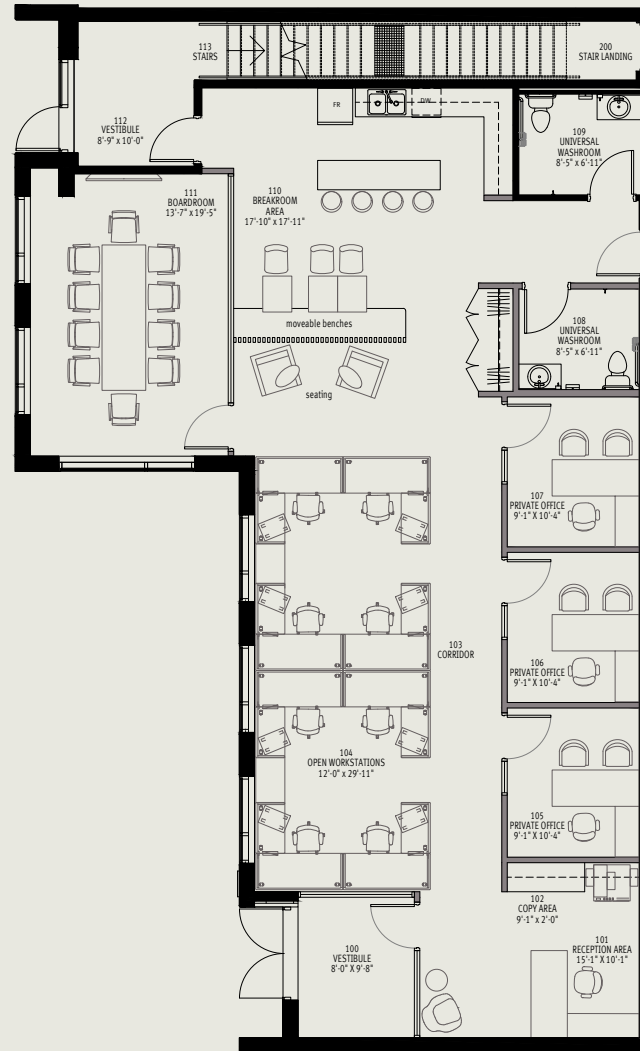
The office can be designed to meet the tenant's unique requirements, ensuring a smooth transition into their new, state-of-the-art facility.



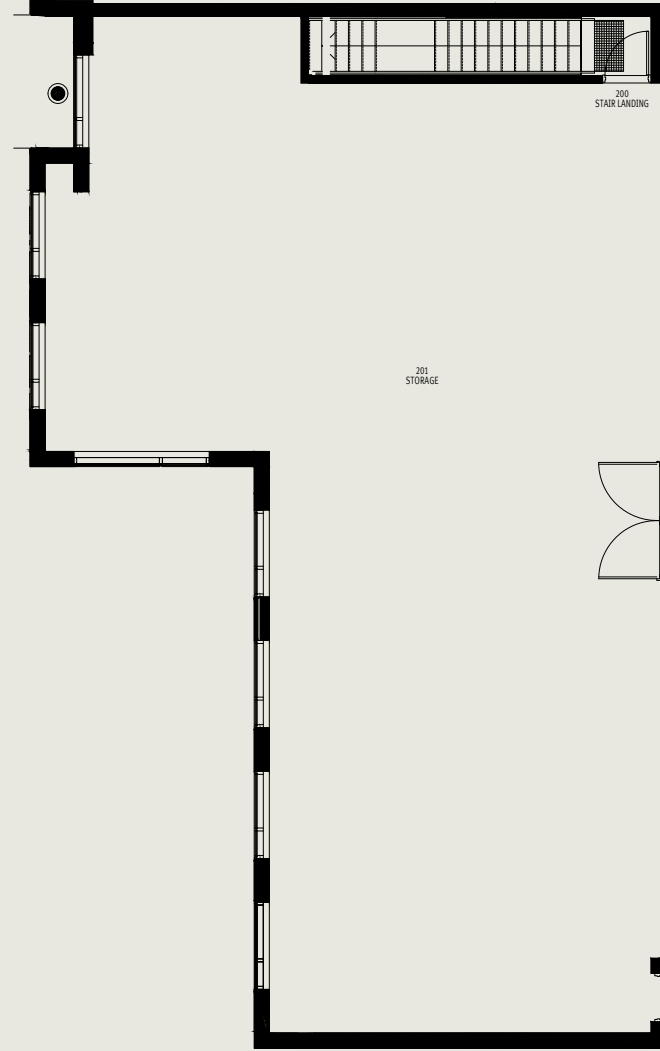
## SAMPLE FLOOR PLANS

### BUILDING A – UNIT 104

#### GROUND FLOOR

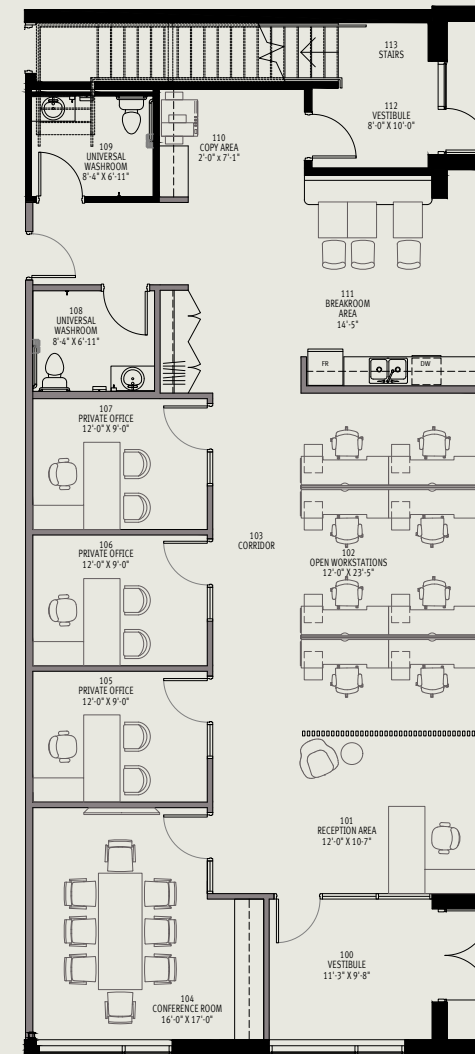


#### SECOND FLOOR

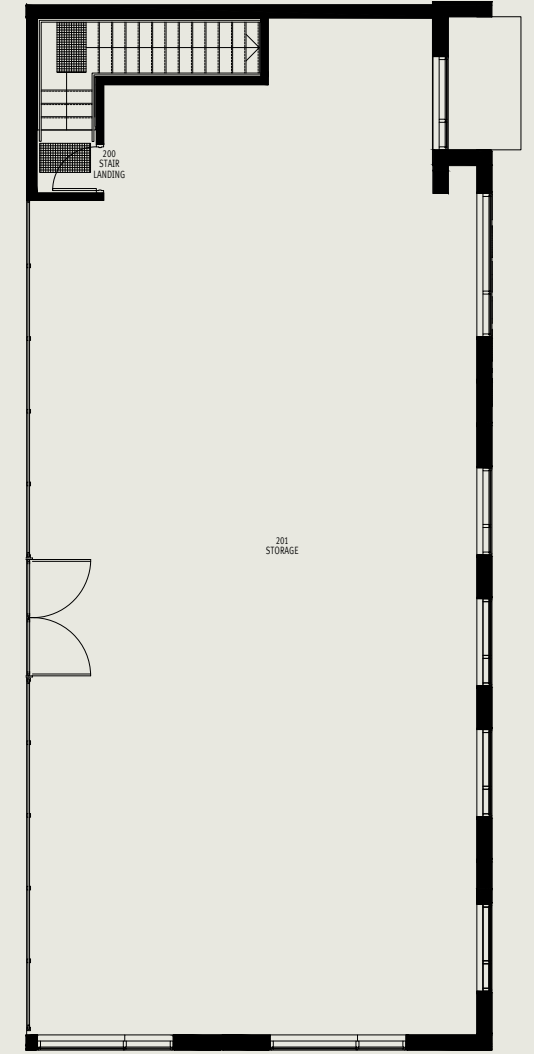


### BUILDING B – UNIT 101

#### GROUND FLOOR



#### SECOND FLOOR



**Beedie/**

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](http://beedie.ca)

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[quadbybeedie.com](https://quadbybeedie.com)

## CONTACT

### **Chris Brewster**

Executive Vice President  
Personal Real Estate Corporation  
604 662 2694  
[chris.brewster@colliers.com](mailto:chris.brewster@colliers.com)

### **Andrew Lord**

Executive Vice President  
Personal Real Estate Corporation  
604 662 2699  
[andrew.lord@colliers.com](mailto:andrew.lord@colliers.com)

Developed by  
**Beedie/**

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