



- ▶ **8,059 SF Lot with 4,664 SF Industrial Building**
- ▶ **Side Driveway Offers Drive Through Access**

Location

The subject property is located on the north side of Juneau Street, one half block west of Willingdon Avenue. Juneau Street is two blocks south of Lougheed Highway. This is a strategic redevelopment site in the heart of the fastest growing multi-family residential area of Metro Vancouver.

Highlights

- ▶ 17' ceiling height
- ▶ 8 parking stalls on site
- ▶ 2 grade level doors (12' wide x 14' high)
- ▶ 3 phase power
- ▶ Side yard storage

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Legal Description

Lot 16 Block 10 DL119 Group 1 Plan NWP2855, PID: 010-735-909

Zoning

M-1 Industrial (OCP Medium Density Residential), provides up to 2.4 FAR plus potential bonus density.

Description of Improvements

A free standing concrete block warehouse building with front brick facade. Office glazing extends along the front of the building on both the ground floor and mezzanine levels. Drive through loading doors are located at the front and rear of the building. A side yard area is available along the west side of the building which has both front street access and rear lane access.

Building Area

Warehouse	3,656 SF
Office (Ground floor)	400 SF
Mezzanine office	604 SF
Total	4,664 SF

Lot Size

66' x 122' (8,052 SF)

Features

- ▶ 17' ceiling height (approx.)
- ▶ 8 parking stalls on site
- ▶ 2 grade doors (12' wide x 14' high)
- ▶ Strip fluorescent lighting
- ▶ 200 amp, 3 phase power
- ▶ 1,200 SF of yard for storage along the west side of the building
- ▶ Heat pump and cooling in the offices and overhead gas forced air heaters for the warehouse

Rental Rate

\$5,500.00 per month, fully net

Taxes & CAM

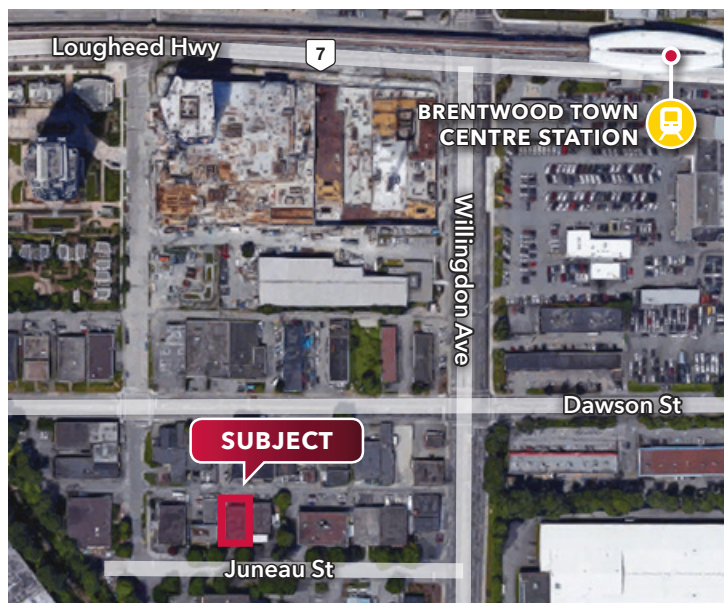
\$3,500.00 per month

Availability

Immediate

Lease Term

Up to 3 years with early termination



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