



FOR LEASE

145 GOLDEN DRIVE

VANCOUVER, BC

2.21 ACRES OF SECURED YARD WITH 5,521 SF OF OFFICE/WAREHOUSE



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145 GOLDEN DRIVE

VANCOUVER, BC

OPPORTUNITY

A rare opportunity to lease a paved parcel of secured outside storage space and an office/warehouse building with access to major transportation arteries.

LOCATION

Mayfair Industrial Park is one of the most highly sought after industrial destinations in Greater Vancouver. Its strategic location near major transportation arterials provides exceptional access to all surrounding areas. This area benefits from immediate proximity to Highway 1, Lougheed Highway, The Port Mann bridge, and the Mary Hill Bypass.

ZONING

M-1 General Industrial - This zone provides for all types of industrial uses, which generally include manufacturing, storing, distributing, wholesaling and recycling of goods, materials or similar items.

SITE FEATURES

- 7 private offices & reception area
- Boardroom w/ coffee station
- Washrooms both in the shop/warehouse and office
- Oversized grade loading Door (12' x 14')
- 3 phase 200 amp / 600 volt
- Fluorescent lighting
- Lunch area
- Ample parking
- Security system
- Warehouse clear height 18.5 ft - 21 ft

UNIT SIZE

Office	2,056 sf
Shop/warehouse	3,465 sf
Total	5,521 sf

Dedicated Yard

2.21 acres

**Tenant to confirm square footage*

BASIC LEASE RATE

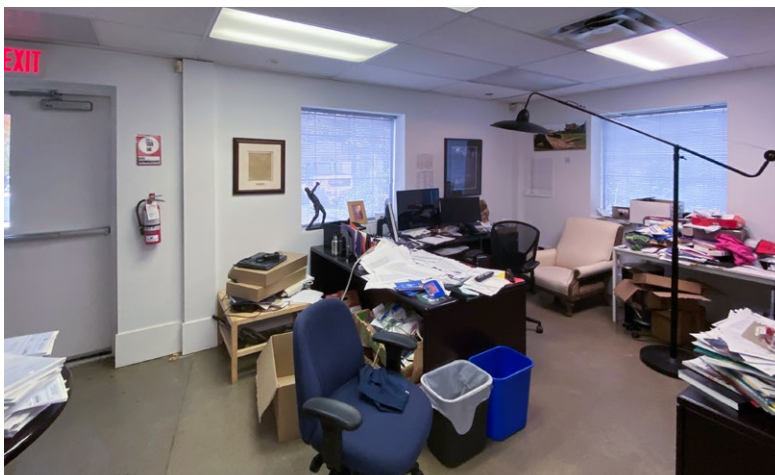
\$36,410 per month

ADDITIONAL RENT

\$3,946.81 per month

AVAILABILITY

February 1st 2021



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