

FOR SUBLEASE | INDUSTRIAL
319 14TH STREET
NEW WESTMINSTER



- Centrally Located in New Westminster
- Freestanding Warehouse/Office Space on Major Transportation Route

Location

Located on the corner of 14th Street and Levi Street, this property is in a prime location in the heart of the city. This site is within proximity to New Westminster station, Queensborough Connector and Marine Way providing direct access to Burnaby, Vancouver, Delta and Surrey. The subject property is situated next to several amenities within the Columbia Square Plaza.

Highlights

- Secured gated lot
- Washrooms
- Dock and grade loading
- Kitchenette

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Zoning

M1 (Light Industrial) A full copy of by-laws will be furnished upon request.

Features

- ▶ 12' ceiling height
- ▶ T12 lighting
- ▶ Radiant tube heating
- ▶ Front office/reception area
- ▶ Private offices
- ▶ Dock loading (9' x 10')
- ▶ Grade loading (9' x 12')
- ▶ Excess yard

Sublease Basic Rent

\$15.00 PSF per annum

Additional Rent

\$6.95 PSF per annum

Total Monthly Rent

\$10,541.49 plus GST

Available Space

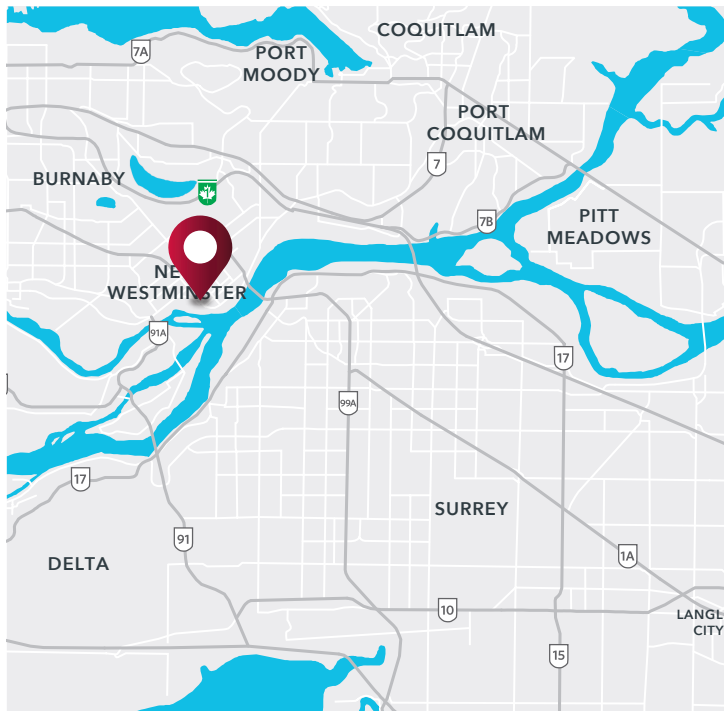
Warehouse	4,173 SF
Ground floor office	795 SF
Second floor office	795 SF
Total	5,763 SF

Sublease Term

December 2024

Availability

Contact brokers



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