

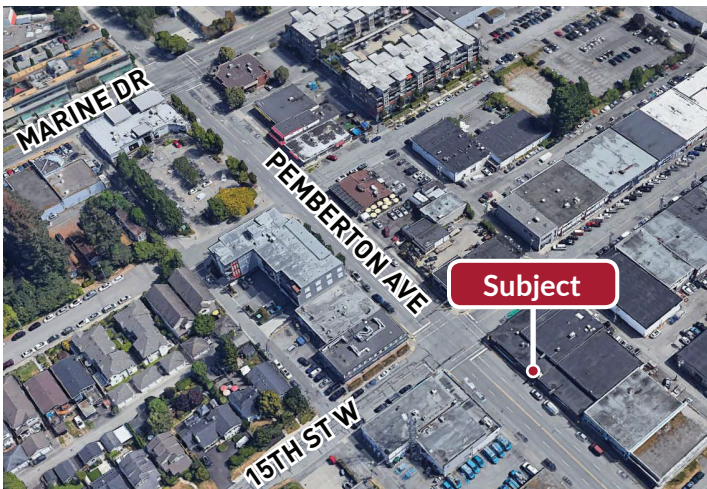
HQ

Commercial

FOR LEASE

WELL PRICED WAREHOUSE WITH STORAGE

**1470 PEMBERTON AVENUE
NORTH VANCOUVER**



OPPORTUNITY

An exceptional opportunity to lease this high-visibility property on Pemberton Avenue in North Vancouver. Ideal for long-term occupancy, this location offers prime exposure and easy accessibility, making it suitable for a range of uses, including retail, office, or light industrial operations.



SUMMARY

SIZE	6,764 SF APPROX.
PID	011-426-250
ZONING	EZLI - EMPLOYMENT ZONE - LIGHT INDUSTRIAL
BASIC RENT	\$20 PSF
ADDITIONAL RENT	\$8.50 PSF
AVAILABLE	IMMEDIATELY

BUILDING HIGHLIGHTS

Prime Upper Lonsdale location with high exposure

Convenient street parking in front, plus 6 reserved spots in the back

Backlit signage available on building for enhanced visibility

Warehouse includes sink and restroom facilities

18 ft. high ceilings in the spacious warehouse

Open-plan layout ideal for versatile warehouse use

Secure, fenced grade level loading area

HQ Commercial

Scott Smith
604 788 4600
scott.smith@hqcommercial.ca

HQ Commercial
 1330 Granville Street
 Vancouver BC V6Z 1M7

604 899 1122
 604 608 4819
hqcommercial.ca