



FOR LEASE

BRAND NEW INDUSTRIAL / OFFICE SPACES AVAILABLE IMMEDIATELY

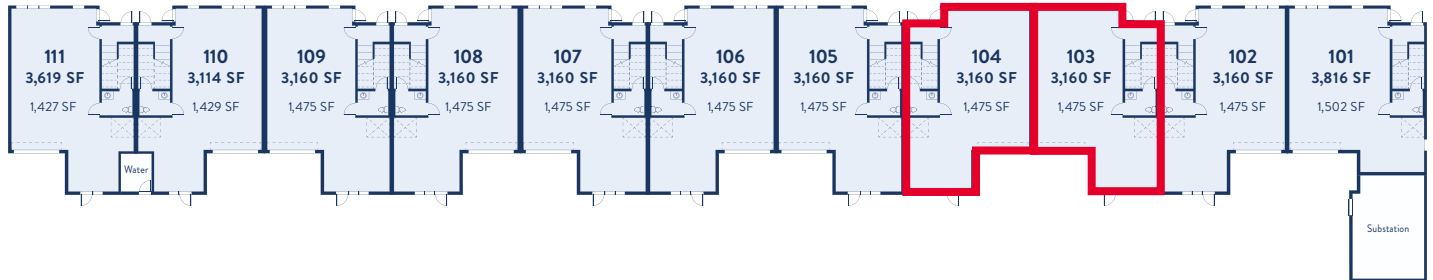
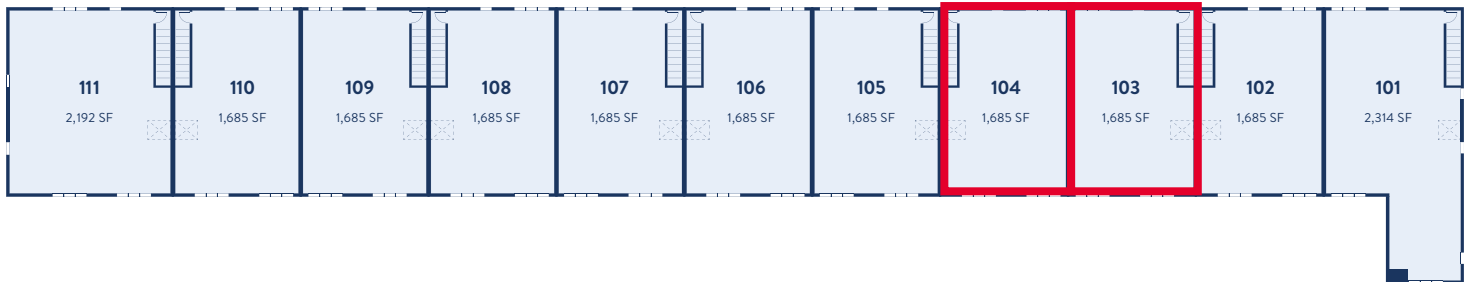
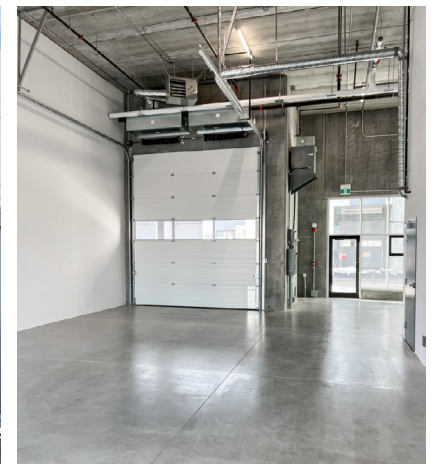
Key Features

- Functional ceiling heights to accommodate future racking requirements
- Fully finished accessible washroom on the ground floor
- Enclosed storage area
- Individual signage opportunities
- Common amenities including a rooftop amenity area overlooking the waterfront and YVR, end of trip facilities including washrooms and shower rooms, common garbage rooms, and bike storage rooms

Contact Listing Agent for Rates & Additional Rent

Available Units

	Ground Floor	2nd Floor	Combined
Unit 103	1,475 SF	1,685 SF	3,160 SF
Unit 104	1,475 SF	1,685 SF	3,160 SF
Combined	2,950 SF	3,370 SF	6,320 SF
Loading Lift:	Each unit is in the process of having a lift installed so that any good movements to the second floor can be easily accommodated		
Clear Height	Level 1 - ±20' clear Level 2 - ±17' clear		
Loading	One (1) rear grade-level loading door per unit (12' x 14')		
Power	200 Amp, 347/600 volt, 3-phase for each unit		
Parking	Three (3) reserved parking stalls per unit		

NORTH BUILDING - LEVEL 1

NORTH BUILDING - LEVEL 2

**UNIT 103
2ND FLOOR**

**UNIT 104
INTERIOR GROUND FLOOR**

CONTACT

JORDAN SENGARA

Personal Real Estate Corporation
 Vice President, Industrial
 +1 604 640 5845
jordan.sengara@cushwake.com

BRANDO RILEY

Associate
 +1 604 608 5941
brando.riley@cushwake.com