LEE & ASSOCIATES
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▶ 5,292 SF Warehouse/Office Unit

Location

The development site is located just east of the New Pitt River Bridge in the Dominion Triangle Area. The property offers quick and easy access to Lougheed Highway, the Mary Hill Bypass, and the Golden Ears Bridge. The area has developed into a vibrant mix of retail, light industrial, and residential uses. Businesses in the area include Walmart, Home Depot, Canadian Tire, Shoppers Drug Mart, Mark's Work Warehouse, CIBC, RBC, Costco, and McDonald's.

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Available Area

Warehouse	4,292 SF
Office	1,000 SF
Total	**5,292 SF**

*Approximate

Zoning

M-3 (Special Industrial) – contact agents for detailed zoning information.

Basic Lease Rate

$21.00 PSF

Taxes & Operating Costs

$6.00 PSF (2023)

Total Monthly Rent

$11,907.00 plus GST and utilities

Parking

Five (5) stalls

Availability

September 2024

Features

▶ Concrete tilt-up construction
▶ Storefront exposure on Nicola Avenue with modernized glazing
▶ 3-phase electrical service
▶ Forced-air warehouse heating
▶ Floor drains
▶ 27' warehouse ceiling
▶ Newly finished office with washroom

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