



FOR LEASE WAREHOUSE

101 RIVERSIDE DRIVE, NORTH VANCOUVER, BC



LOCATION:

Conveniently located just east of the Iron Workers Memorial Bridge and The Trans Canada Highway, this property enjoys quick and easy access to all of Metro Vancouver.

	Non Rush Hour
West Vancouver	10 minutes
Downtown Vancouver	20 minutes
Burnaby – Brentwood Area	10 minutes
Richmond/Vancouver Airport	30 minutes
Surrey/Langley	25 minutes
US Border	35 minutes

ZONING:

EZ – Light Industrial

AREA:

1,532 sq. ft.

FEATURES:

- 18' clear ceiling height warehouse
- Newly renovated and updated
- Painted walls and floors
- One handicap accessible washroom
- Large grade loading door can be made available
- Electric baseboard

PARKING:

Two (2) parking stalls, one in front of the building and one in the rear of building

LEASE RATE:

\$20.00 per sq. ft. plus G.S.T. (or) \$2,553.33 per month plus G.S.T.

**OPERATING COSTS
& TAXES:**

\$7.15 per sq. ft. plus G.S.T. (or) \$912.82 per month plus G.S.T.

AVAILABLE:

Immediately

NOTE:

Lease rate increases \$1.00 per sq. ft. per year

For Further Information, Please Contact:

PETER HALL PREC* / BRADEN HALL / STEVE HALL - RE/MAX Crest

***Personal Real Estate Corporation**

Telephone: (604) 718-7300 * Facsimile: (604) 718-7307

E-Mail: peter@davieshall.ca braden@davieshall.ca steve@davieshall.ca

Website: www.davieshall.ca

