



# FOR LEASE WAREHOUSE

## 1850 SPICER ROAD, 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:**

1,660 sq. ft.

**FEATURES:**

- 18' clear ceiling height warehouse
- Newly renovated and updated
- Painted walls and floors
- One handicap accessible washroom
- Large grade loading door
- Gas unit heater

**PARKING:**

Two (2) parking stalls including loading door

**LEASE RATE:**

\$20.00 per sq. ft. plus G.S.T. (or) \$2,766.67 per month plus G.S.T.

**OPERATING COSTS  
& TAXES:**

\$7.15 per sq. ft. plus G.S.T. (or) \$989.08 per month plus G.S.T.

**AVAILABLE:**

Immediately

**NOTE:**

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

**For Further Information, Please Contact:**

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