

9,953 SF



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LOCATION

Located on the east side of Broadway Street, just north of Industrial Avenue, this concrete tilt-up building offers easy access to Lougheed Highway, the Mary Hill ByPass and the TransCanada Highway. The Coast Meridian Overpass and Pitt River Bridge provide superb access to the area.

OPPORTUNITY

To utilize a modern warehouse facility with versatile loading and high cubic space.

ZONING

M-1 (General Industrial) zoning permits a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses. A copy of the zoning bylaws can be made available.

LEASE RATE

From \$14.25 psf net, per annum, plus GST

ADDITIONAL RENT (2021)

Estimated at \$2.83 psf, per annum, plus a 7% management fee, (GST applicable)

BUILDING FEATURES

- Concrete tilt-up construction with attractive and functional design
- Professionally managed and maintained by the Onni Group of Companies
- Ample parking
- Fully sprinklered
- Minimum 24' ceilings in the warehouse
- One (1) dock & three (3) grade level loading
- Forced air gas warehouse heating
- 120 Amps, 3-phase electrical service
- Ceiling fans
- Office areas areas well finished with laminate hardwood, carpet, fluorescent lighting, dropped t-bar ceiling and HVAC system
- Lunchroom with sink & counter
- Three (3) washrooms
- Alarm system
- Rear shipping office in rear of warehouse



SALIENT DETAILS

UNIT	WAREHOUSE	MAIN FLOOR OFFICE	2ND FLOOR OFFICE	TOTAL UNIT AREA	AVAILABILITY
118 - 119	6,993 sf	1,480 sf	1,480 sf	9,953 sf	Jan 1, 2021

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