

# FOR LEASE

UNIT 2

7341 INDUSTRIAL WAY  
Pemberton BC



## Industrial Park

Located a short distance past Pemberton's central area and roughly a 30 minute drive north of Whistler, this is the sole designated zone in Pemberton for industrial and employment-related businesses. The site, classified under M1 zoning, supports a diverse mix of service-oriented and industrial operations.



DAVE BEATTIE  
& ASSOCIATES



**RE/MAX**  
Sea to Sky Real Estate Whistler  
Independently Owned and Operated



Base rent: \$18 | Additional rent: \$9  
Available immediately  
Zoning: M1  
1677 square feet  
25' Ceiling  
3 Phase power supply

Bring your business to the next step in your own spacious commercial bay in the Pemberton Business Park with insulated roll up door and front/rear grade doors.

High ceilings, functional loading access, outdoor yard and consistently limited vacancy in the area make it an outstanding location to locate your business. . A mezzanine could be added if your business requires one.



**Robin Gileo**

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RE/MAX Sea to Sky Real Estate

**Dave Beattie Prec\***

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Squamish St

7363-7364

7357

1951

1965

Venture Place

1950

1964

Stone Cutter Place

Industrial Way

7341 Industrial Way

Ep-corp

Timber Lane

Old Mill Road

Carpenter Road

## **PART 16: Industrial and Airport Zones**

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### **16.1 Industrial Park (M-1)**

The *Industrial Park Zone* accommodates a range of *industrial* and *service uses* in the *Pemberton Industrial Park*.

#### **16.1.1. Permitted Principal Uses**

- (a) *Animal Kennel*
- (b) *Artisan*
- (c) *Automotive and RV Sales*
- (d) *Automotive Salvage*
- (e) *Automotive Service Shop*
- (f) *Building Supply*
- (g) *Bulk Storage*
- (h) *Cannabis Production Facility*
- (i) *Catering Establishment*
- (j) *Car Wash*
- (k) *Civic*
- (l) *Convenience Store*
- (m) *Dance Studio*
- (n) *Equipment Sales, Service, Rental and Repair*
- (o) *Fitness Centre*
- (p) *Food Truck*
- (q) *Garden Centre*
- (r) *Gasoline Station*
- (s) *Industrial*
- (t) *Industrial Fuel Facility*
- (u) *Industrial Publishing and Printing*
- (v) *Laboratory*
- (w) *Laundromat*
- (x) *Materials Recovery Facility*
- (y) *Brewery, Cidery, Distillery and Winery*
- (z) *Nursery*
- (aa) *Office, Business*
- (bb) *Pet Grooming*
- (cc) *Outdoor Storage*
- (dd) *Photography*

- (ee) *Radio, TV, Recording Studio*
- (ff) *Recreation, Indoor*
- (gg) *Recycling Facility*
- (hh) *Restaurant*
- (ii) *Retail, Industrial*
- (jj) *School, Craft or Vocational*
- (kk) *Storage Facility, Self-Serve*
- (ll) *Storage Facility, Outdoor Equipment*
- (mm) *Trade Contractor Facilities*
- (nn) *Veterinary Clinic*
- (oo) *Waste Transfer Station*
- (pp) *Wholesale Bakery*
- (qq) *Works Yard*

#### **16.1.2. Permitted Accessory Uses**

- (a) *Accessory Liquor Store, Private*
- (b) *Accessory Retail*
- (c) *Accessory Residential Dwelling*
- (d) *Home Occupation*
- (e) *Storage, Intermodal Storage Container*

#### **16.1.3. Density Regulations**

- (a) Maximum Density: 0.5 FAR

#### **16.1.4. Lot Regulations**

a) Minimum Lot Size:	1,800 m <sup>2</sup>
b) Minimum Lot Width:	36 m

#### **16.1.5. Building Regulations**

a) Maximum Lot Coverage:	50%
b) Minimum Front Setback:	7.5 m
c) Minimum Rear Setback:	3 m
d) Minimum Interior Side Setback:	3 m
e) Minimum Exterior Side Setback:	3 m
f) Maximum Building Height, Principal:	10.5 m
g) Maximum Building Height, Accessory:	4.5 m

