

**320A STEWARDSON WAY, NEW WESTMINSTER**  
12,757 SQFT LIGHT INDUSTRIAL FREESTANDING BUILDING

**FOR  
SALE**



**WILLIAM | WRIGHT**

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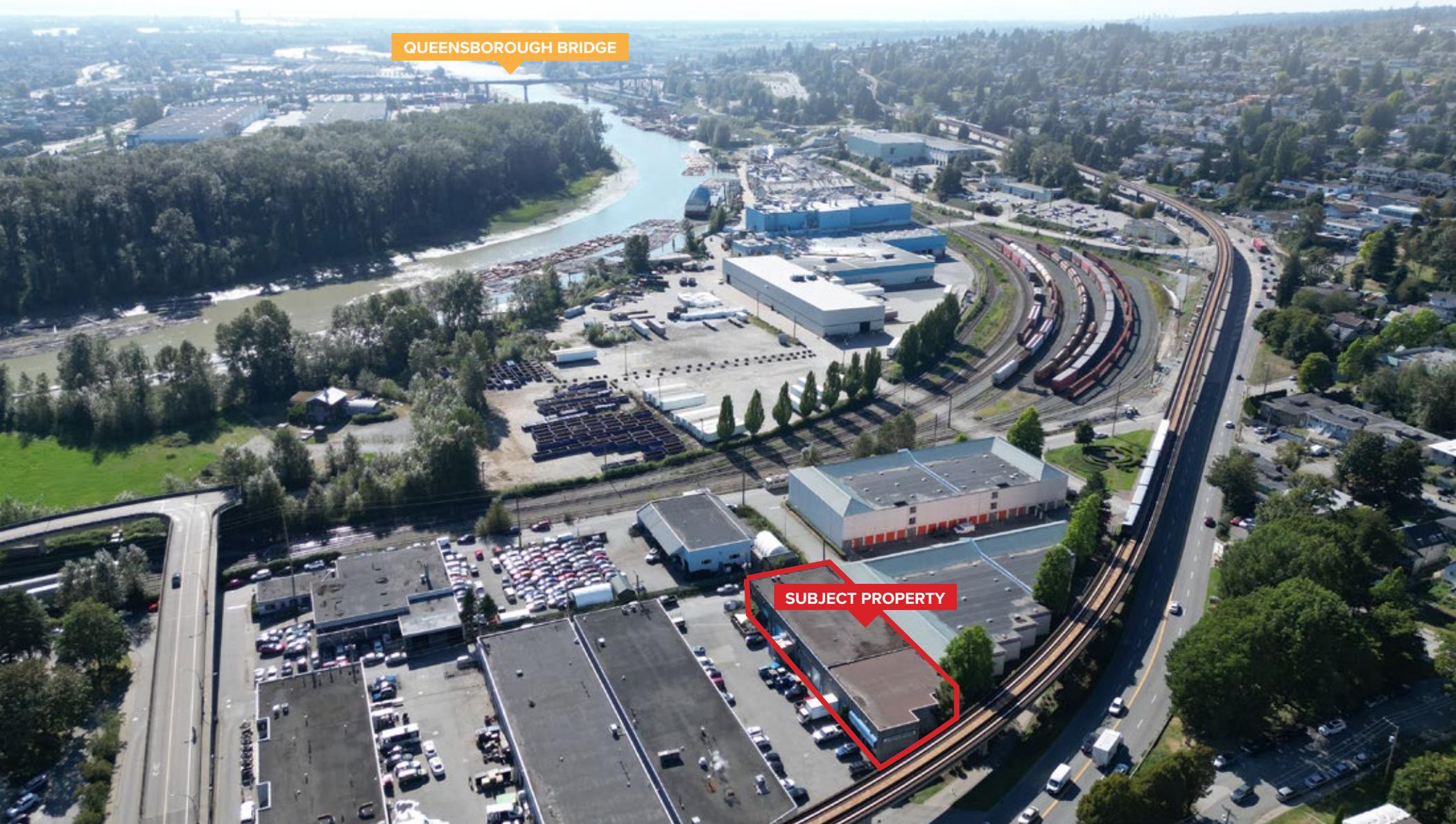
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## 12,757 SQFT Light Industrial Freestanding Building

320A Stewardson Way, New Westminster

Excellent opportunity to purchase a well-appointed 12,757 square-foot light industrial freestanding building on a 19,558 square-foot lot in New Westminster. The property is currently tenanted with two established businesses, each unit featuring a showroom, warehouse, and/or office space.

This opportunity is ideal for investors seeking passive income or owner-occupiers aiming to optimize operations and achieve growth while benefiting from rental income to support mortgage payments. The property is on a large site providing opportunities for a wide variety of users and is extremely well located with convenient access to Highway 1 & 91 and surrounding municipalities.



QUEENSBOROUGH BRIDGE

SUBJECT PROPERTY

## Salient Facts

### LOT SIZE

+/- 19,558 SQFT

### BUILDING SIZE

+/- 12,757 SQFT

### PARKING

16 Stalls

### ZONING

M-1

### PROPERTY TAXES

\$56,657.44

### PID

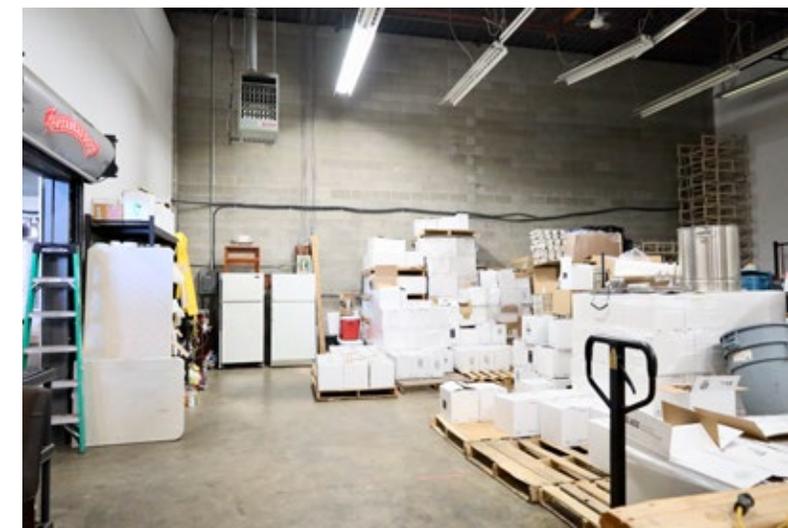
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### LEGAL DESCRIPTION

LOT A SUBURBAN BLOCK 6 NEW WESTMINSTER  
DISTRICT PLAN LMP46077

### PRICE

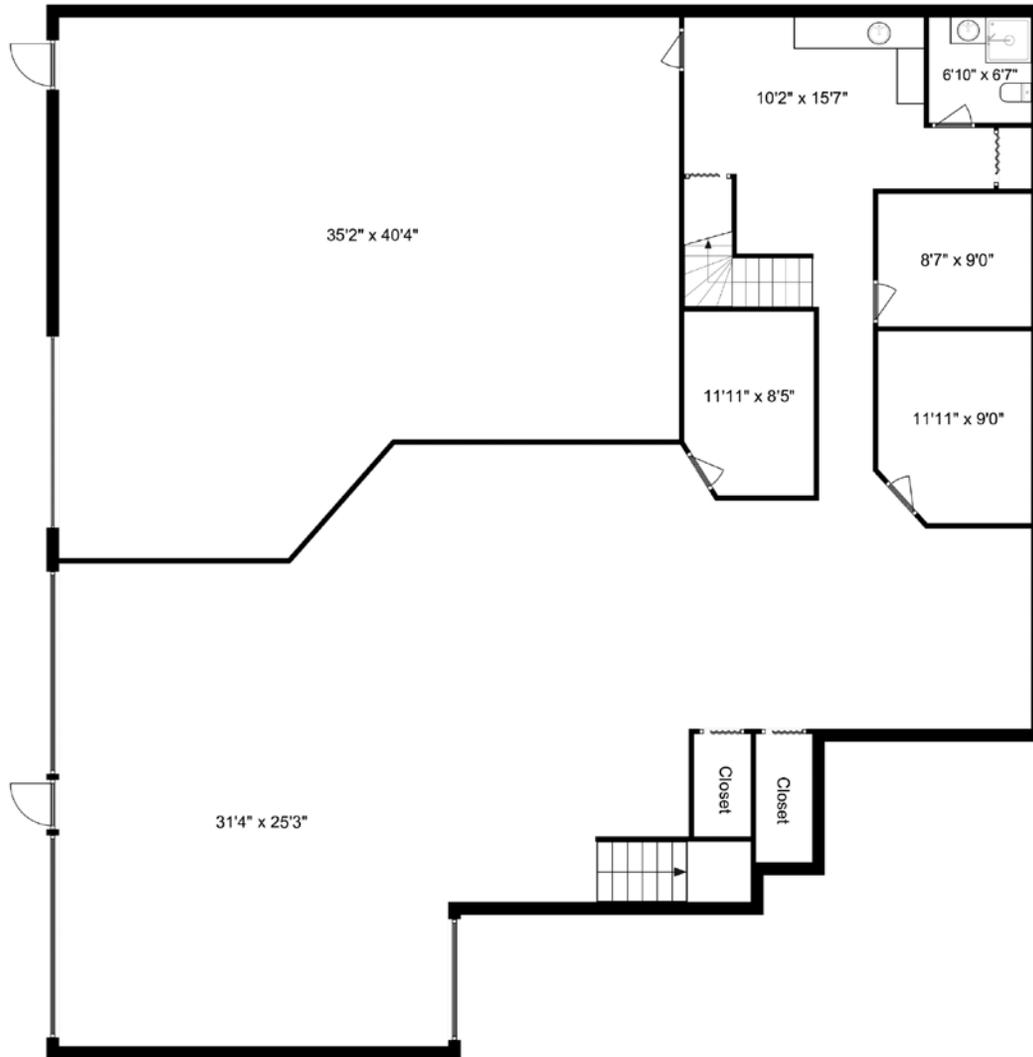
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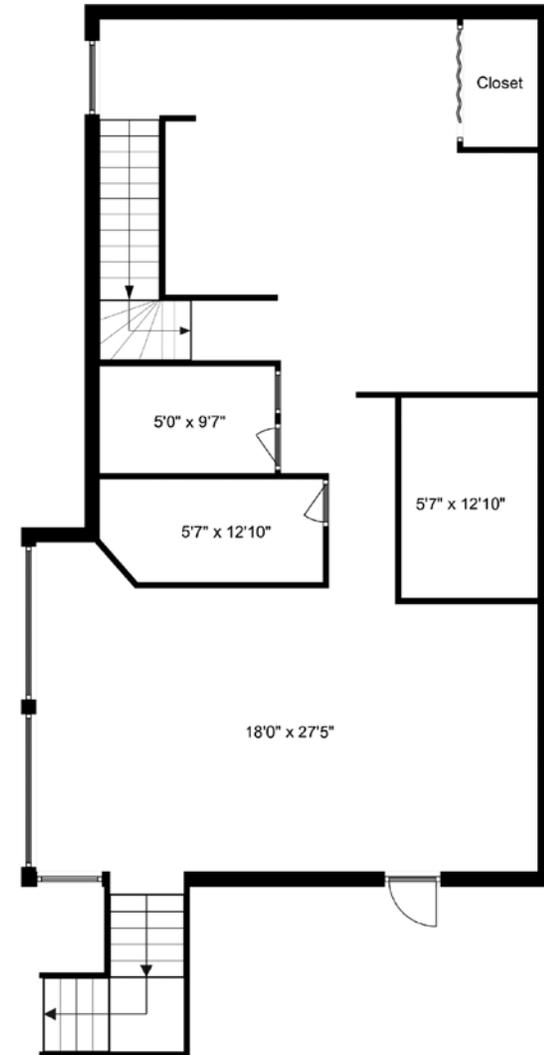
# Floorplans

320A Stewardson Way, New Westminster

## MAIN FLOOR



## UPPER FLOOR

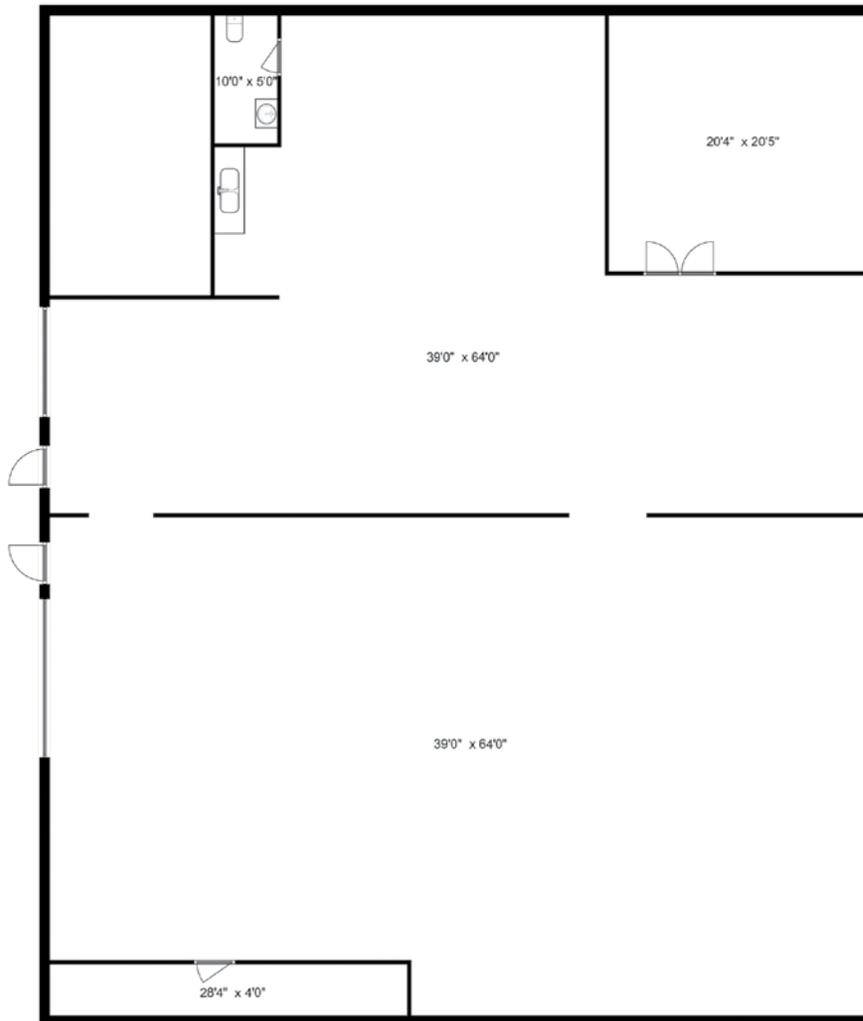


Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

# Floorplans

320A Stewardson Way, New Westminster

## WINERY



## LOADING BAY



# Property Highlights



Freestanding building



4 grade level loading bays



16 fully paved customer and staff parking stalls



21' ceiling height



Exposure fronting Stewardson Way



Convenient access to Highways 1 & 91 and surrounding municipalities



Functional showroom and warehouse layout





## Location

This location offers effortless access to the entire Lower Mainland, situated just minutes from Marine Drive and Highway 91. Located at 320A Stewardson Way, it is ideally positioned for quick connectivity throughout Metro Vancouver. Additionally, it strategically connects to Columbia Street, providing access to both the Trans-Canada Highway, and Lougheed Highway.

## Contact Listing Agent

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