



- ▶ **Front Entrance/Rear Loading Units Available**
- ▶ **Mary Hill Business Park**

Location & Development

The property is situated one-half block north of the Mary Hill Bypass, on the west side of Broadway Street. The Trans-Canada Highway is just five minutes west via the Mary Hill Bypass and the Lougheed Highway is just two minutes to the east. Mary Hill Business Park is situated on over 14 acres comprised of eight buildings totaling in excess of 200,000 SF.

Highlights

- ▶ Attractive and clean industrial park
- ▶ Dock and grade loading options
- ▶ 24' warehouse ceiling height
- ▶ Potential yard area available for outside storage

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Steve Caldwell
Personal Real Estate Corporation
Executive Vice President
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

Available Areas

Unit	Warehouse	Office/ Showroom	Second Floor	Total	Loading	Basic Rent*	Total Monthly + GST*	Availability
701	3,900 SF	1,100 SF	868 SF	5,868 SF	2 grade	Contact Broker	Contact Broker	LEASED
306	2,026 SF	–	–	2,026 SF	2 grade	Contact Broker	Contact Broker	Immediately
500	1,960 SF	1,727 SF	–	3,688 SF	2 grade	Contact Broker	Contact Broker	February 1, 2025
506/507	3,516 SF	750 SF	–	4,266 SF	2 grade	Contact Broker	Contact Broker	Immediately

*All rental amounts are approximate and subject to change without notice. Rent Schedule will be provided upon accepted offer.
 Total Monthly includes Basic and Additional Rent.

Zoning

CD-9 allowing for a wide variety of light industrial uses. Full copy of bylaw will be provided upon request.

Additional Rent**

\$6.62 PSF per annum + 5% management fee (Buildings 300-400)
 \$6.39 PSF per annum + 5% management fee (Buildings 500-800)

**Based on budget from August 2024 to July 2025.

Features

- ▶ 24' warehouse ceiling height
- ▶ Ample natural light
- ▶ Attractive and clean industrial park
- ▶ Tilt-up concrete construction
- ▶ 3-phase power



Sebastian Espinosa CCIM, SIOR
 Personal Real Estate Corporation
 Senior Vice President | Industrial
 D 604.630.3396 C 604.783.8139
 sebastian.espinosa@lee-associates.com

Steve Caldwell
 Personal Real Estate Corporation
 Executive Vice President
 D 604.895.2224 C 604.809.3122
 steve.caldwell@lee-associates.com