



For Lease | 2,731 square foot industrial warehouse

1550 THAIN ROAD, COBBLE HILL, BC

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The Property

Colliers is pleased to bring to market this 2,731 square foot industrial warehouse in Cobble Hill. This high exposure lease opportunity has 1,695 square feet of ground floor area, bay door access, and ample mezzanine area. With very flexible Light Industrial 1C (I-1C) zoning and tenant inducements available, coordinate your tour today!

Salient Details

Total Unit Size	2,731 SF
Zoning	Light Industrial (I-1C)
Base Rate	\$17.00 PSF
Additional Rent	\$7.45 PSF NNN
Availability	Immediately for fixturing

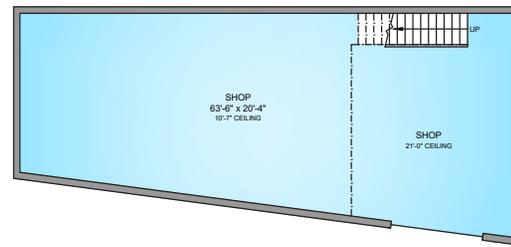


Existing Improvements

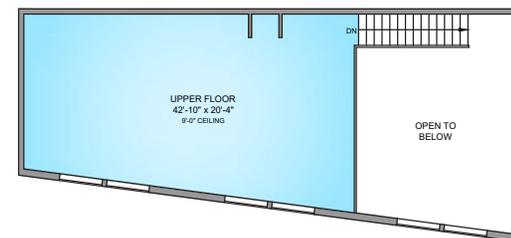
- Electrical:
200 amp 3-phase
- Loading:
12' x 12' grade level bay
- Mezzanine:
improved with kitchen and staff offices
- Clear Height (warehouse):
~ 21'
- Clear Height (under mezzanine):
~ 10' 7"

Floor Plan

Main floor - 1,695 SF



Upper floor - 1,036 SF



Zoning: I-1C Light Industrial 1C Zone



Permitted Uses - include but are not limited to the following:

- Auto parts sales, excluding automobile wrecking
- Automobile service shop and automobile workshop
- Building Supply sales and storage
- Café, restaurant
- Door and window manufacturing
- Electric and electronic equipment manufacturing
- Equipment sales, rental, repair, and storage
- Fee, seed and agricultural supplies, sales, and storage
- Furniture and cabinet manufacturing, within a wholly enclosed building
- Gardening and landscaping supplies and sales
- Kennel, veterinary clinic
- Production bakery
- Research and development, high technology centre, education centre
- Warehouse, including mini-warehouse
- Welding shop





Colliers

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