

Colliers

1175 West 15<sup>th</sup> Street, North Vancouver

Industrial Warehouse Facility

**For Lease**

**Don Viner**

Vice President

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# Opportunity

Situated on the south side of the street, the Subject Property is located on the 1100 block of West 15<sup>th</sup> Street, just a short distance east of Pemberton Avenue in the District of North Vancouver, B.C.

With frontage of 66 feet by an approximate return depth of 120 feet, the Subject Property is comprised of approximately 7,500 SF in total area. The site is level and considered fully services to municipal standards.



# Salient Facts

**Civic Address** 1175 West 15<sup>th</sup> Street, North Vancouver

<b>Area Breakdown*</b>	Main Floor Showroom	400 SF
	Mezzanine Showroom	400 SF
	Ground Floor Warehouse	6,691 SF
	<b>TOTAL</b>	<b>7,491 SF</b>

*\*Areas are approximate and to be confirmed by the tenant*

**Lease Rate** \$17.00 per SF, per annum

**Additional Rent** \$6.60 per SF (est. 2026)

**Zoning** EZ-LI Employment Zone Light Industrial

## Building Features

- Concrete block construction
- Overhead fluorescent lighting in warehouse area
- Overhead gas fired forced-air heating in warehouse
- 16' - 20' clear ceiling height in warehouse
- One (1) grade level loading door (12' x 14')
- One (1) shallow dock level loading door at the front of the building
- 400 amp electrical service (to be verified)
- Smoke detectors, no sprinklers



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