

FOR SALE

Highly Desirable Industrial Warehouse in Maplewood

140 & 144 Riverside Drive West
North Vancouver, BC

After operating a successful business from this premises for 38 years, Thomas FX has found it necessary to move to an alternate facility as it expands its global operations.

Colliers



Property Highlights

Overall Building Features

- Exceptionally well maintained building
- 2-storey building concrete tilt up construction
- 21' 7" clear ceiling height
- Easily demisable, with units separately metered
- Mix of open and private office areas
- 18 parking stalls in secured fenced area
- Highly secured, alarmed building
- 3-phase 400 amp service
- Natural gas supply
- High-volume air exchanger in warehouse
- Venting in mezzanine areas

Unit 140

Main Floor

- One (1) automatic grade door (10' x 14')
- Two (2) washrooms
- Three (3) separate entrance doors
- HVAC in showroom/retail area

Upper Floor

- HVAC throughout
- Boardroom
- Lunchroom with kitchenette
- Executive offices
- Bonus storage with 11' ceilings

Unit 144

Main Floor

- One (1) grade door (10' x 14')
- Two (2) washrooms
- Kitchenette
- Six (6) private offices

Upper Floor

- Boardroom
- One (1) washroom with shower
- Mix of private offices and open office area



PROPERTY DETAILS

Civic Address 140 & 144 Riverside Drive West, North Vancouver

PID 006-424-872

Site Area 22,491 SF (0.516 acres)

Zoning EZ-LI Employment Zone Light Industrial

Building Area*	Unit 140	
	Office	1,750 SF
	Warehouse	4,910 SF
	Upper Floor	1,565 SF
	Total	8,225 SF
	Bonus Mezzanine	1,684 SF
	<u>Unit 144</u>	
	Retail	1,838 SF
	Warehouse	4,830 SF
	Upper Floor	2,075 SF
	Total	8,743 SF
	Bonus Mezzanine	1,511 SF
	Mezzanine Racking	1,970 SF

*All areas listed above are approximate and should be verified

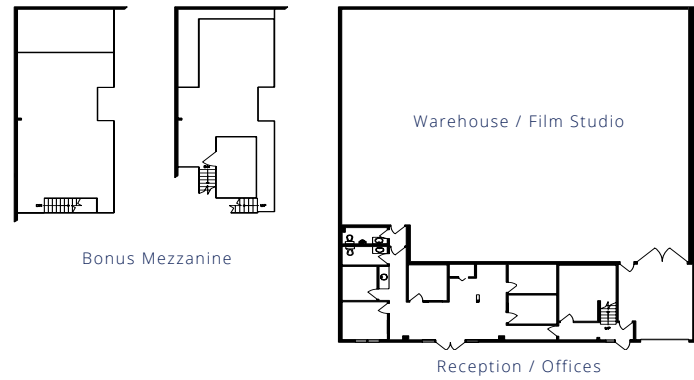
Property Taxes (2024) \$78,909.09

Availability Please contact the listing agents

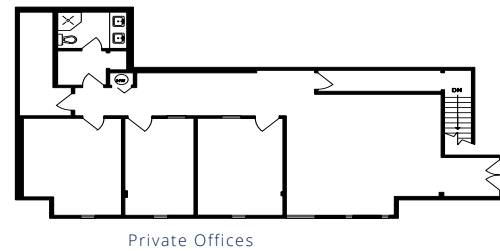
Asking Price \$12,875,000

Floor Plans

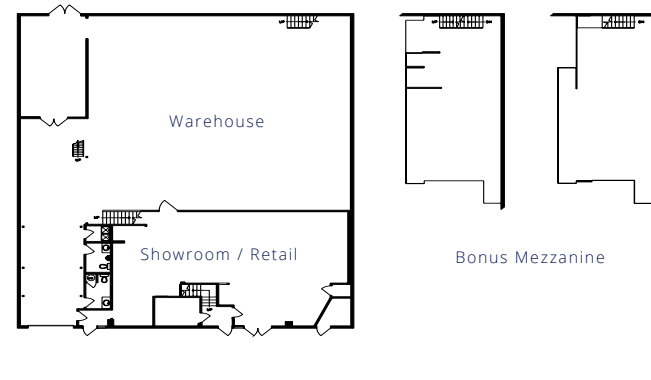
UNIT 140 MAIN FLOOR



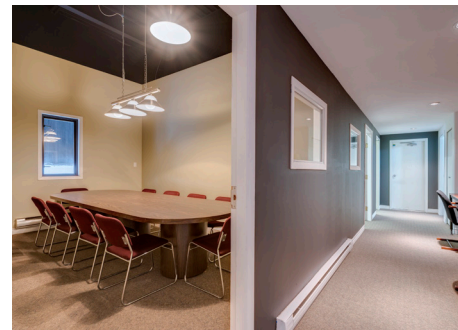
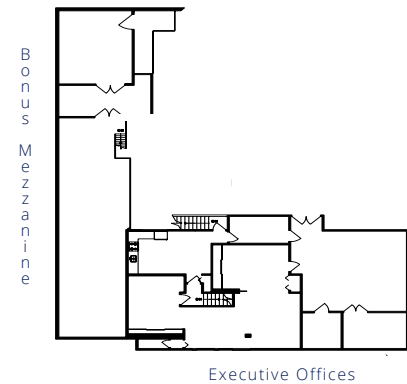
UPPER FLOOR



UNIT 144 MAIN FLOOR



UPPER FLOOR



MAPLEWOOD TOWN CENTRE

The Maplewood Town Centre is one of four key town centres identified by the District of North Vancouver as areas designated to allow for more density. With respect to the Maplewood Town Centre, there are 1,500 new residential units and approximately 100,000 SF of commercial space planned for the town centre, on top of the recent development of the new Northwoods Village, which brought in a mix of residential units and retail amenities such as Stong's Market, Colony Bar, and Buddha-Full. To the East of the Maplewood Town Centre is the North Shore Innovation District, which spans 45 acres and is planned to be a vibrant and dynamic community hub with a mix of residential, hotel, commercial and retail uses.

The Centre of It All



10,000 SF
Retail & Restaurant

Maplewood Plaza is planned to include over 10,000 SF of retail and restaurants for Maplewood district.



Transit
B-Line














Future B-line service with connection to Phibbs Exchange.

340+
New Homes







Including 123 condominiums in three buildings, a mix of subsidized and market rentals and a retail village.

Thriving Neighbourhood

FOOD & DRINKS

-  Starbucks
-  Stong's Market
-  Wildeye Brewing
-  Good Co. Northwoods
-  Buddha-Full
-  Save on Foods
-  Tim Hortons
-  M & M Food Market
-  Northwoods Village
-  Park & Tilford
-  Parkgate Village
-  A & W Canada
-  White Spot

SERVICES

-  Arc'teryx Factory Store
-  CIBC Bank
-  Canadian Tire
-  Pharmasave
-  MEC
-  Canada Post

TRANSIT & COMMUNITY

-  Bridgeman Park
-  Ron Andrews Community Centre
-  Wild Bird Trust of BC Bird Habitat & Trails
-  Phibbs Exchange



Drive Times

SECOND NARROWS BRIDGE

3 minutes

GRANDVIEW HIGHWAY

9 minutes

BRENTWOOD TOWN CENTRE

13 minutes

PORT MANN BRIDGE

19 minutes

DOWNTOWN VANCOUVER

22 minutes

YVR AIRPORT

39 minutes

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