

For Lease

Lions Gate Business Park

North Vancouver, BC

Highly sought-after industrial space in North Vancouver



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Lions Gate Business Park

Property details

AVAILABLE AREA

Unit	Size	Availability
120 Garden Avenue	1,959 sf	30 days' notice
121 Bowser Avenue	3,772 sf	Immediate
108 Garden Avenue	2,308 sf	Under contract

ASKING LEASE RATE

Please contact listing agents

ADDITIONAL RENT (2025 ESTIMATE)

\$18.04 psf per annum

ZONING

EZ-LI (Employment Zone Light Industrial) allowing for wide variety of uses

Location

Lions Gate Business Park is in a highly sought-after North Vancouver location between Lower Capilano Road and Pemberton Avenue on Welch Street. The property is just minutes to Downtown Vancouver and West Vancouver.

Building

Lions Gate Business Park is a locally oriented flex industrial building that sits on 3.15 acres. The property is improved with two tilt up concrete, multi-tenant industrial buildings with dual shared driveways and a total gross building area of 79,603 sf.

Highlights

- Secure internal parking area, with adjacent perimeter street parking
- Grade level loading bays
- High ceiling warehouse
- Central North Shore location
- Quick access to West Vancouver, Downtown Vancouver and Highway 1

Site and floor plans

Under contract Available Leased





20 minutes drive to
Downtown

45 minutes drive to
YVR

8 minutes drive to
Lower Lonsdale

Contact for more information

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