

**AVISON
YOUNG**

For Lease

1395 Pemberton Avenue
North Vancouver, BC



Fully improved showroom and
warehouse space with unparalleled
exposure on Pemberton Avenue

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**Ian Whitchelo Personal Real Estate Corporation*

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Property detail

LEASE RATE

\$30.00 psf/annum

ADDITIONAL RENT (2025 estimate)

\$8.31 psf/annum

SIZE (SF)

4,970

AVAILABILITY

Immediate

ZONING

EZLI - Employment Zone Light Industrial

- Permitted industrial uses include manufacturing, service, and warehouse uses
- Permitted retail uses are limited to the sale of appliances, furniture, building supplies, sports equipment, vehicles, garden supplies, and equipment rentals and sales

Opportunity

Rare opportunity to occupy high quality showroom and warehouse space with retail exposure.

Location

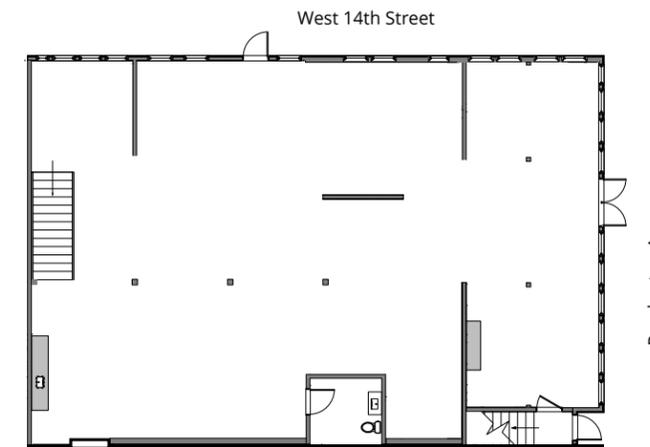
Conveniently located on the corner of Pemberton Avenue and West 14th Street the property offers generous customer parking and excellent street exposure. This industrial area of North Vancouver is home to many wholesale, home improvement and service businesses, and is just a few blocks from the busy Marine Drive retail district.

Property highlights

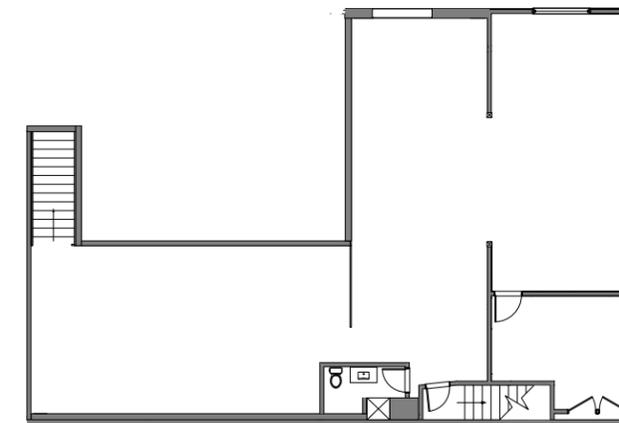
-  Fully improved showroom and warehouse space
-  Grade level loading
-  Excellent exposure to Pemberton Avenue
-  Excellent signage opportunities

Floorplan

GROUND FLOOR



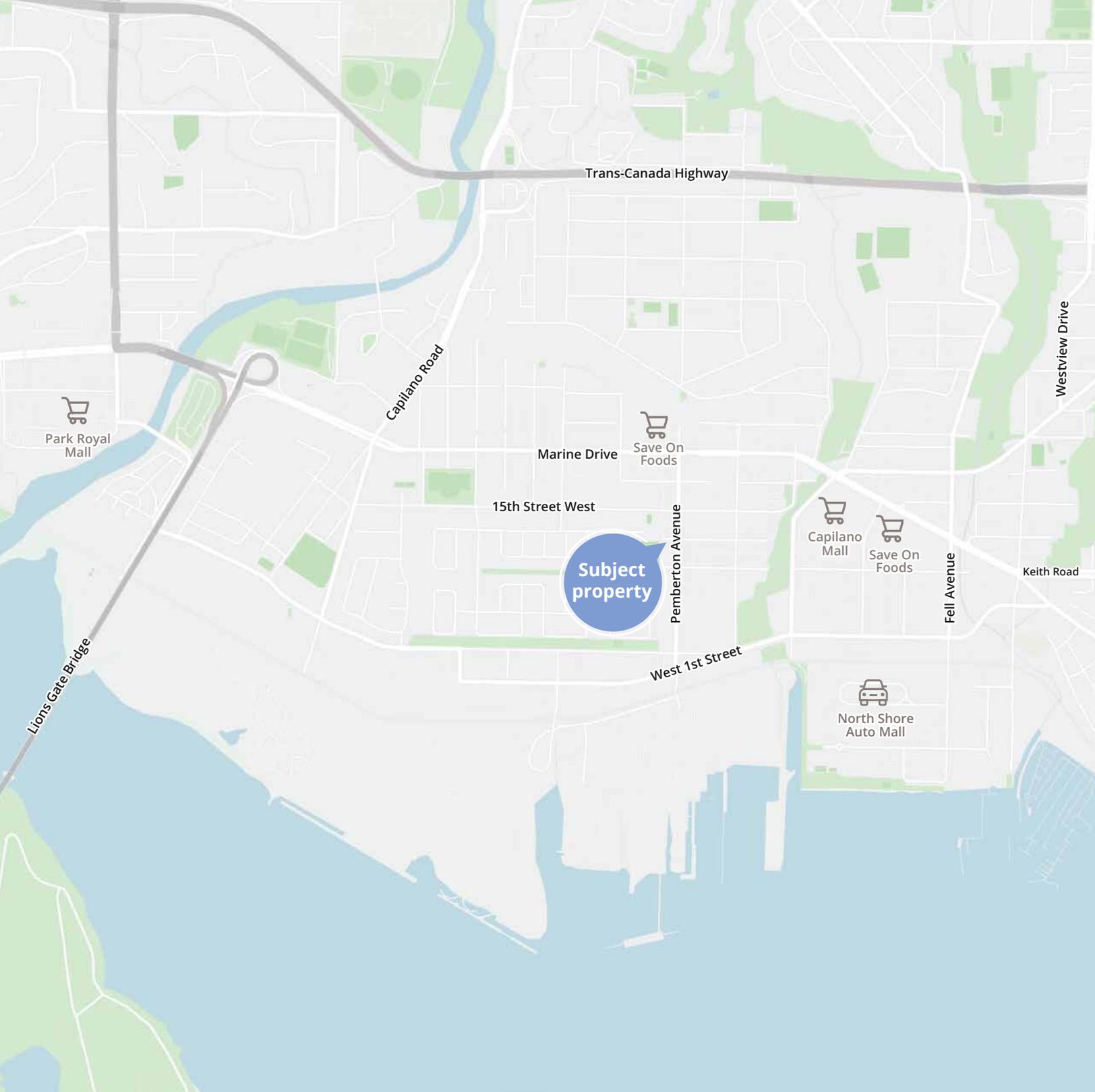
MEZZANINE



Area highlights

-  Abundant street parking
-  Nearby public transit routes
-  Walking distance to retail amenities on Marine Drive
-  Easily accessible from Marine Drive





Contact for more information

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