

**AVISON
YOUNG**

For Lease

1481 Charlotte Road
North Vancouver, BC



Avison Young is pleased to present a 5,478 sf free-standing industrial building with approximately 1,000 sf of rear yard in North Vancouver

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**Stuart Wright Personal Real Estate Corporation*

Struan Saddler*, Principal
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Opportunity

Avison Young is pleased to present the opportunity to lease a 5,478 sf well maintained free-standing industrial building with approximately 1,000 sf of rear yard in the amenity rich Lynn Creek neighbourhood of North Vancouver. This property has an ideal layout for industrial users with its front-grade access loading doors, rear yard area, and quick access to Lynnterm Terminal, CN Railway, and Trans-Canada Highway.

Location

The subject property is in the industrial distribution area of Lynnmour South in North Vancouver on the south side of Charlotte Road between Mountain Highway and Lynn Creek. Being situated eight blocks north of the intersection of Main Street and Mountain Highway provides direct access to the Trans Canada Highway, Iron Workers Memorial Bridge, and the Downtown Vancouver Core. These transportation routes connect North Vancouver to the rest of Metro Vancouver and the Fraser Valley. The developing area of Lynnmour South also offers a wide range of amenities including breweries, restaurants, retailers, and national banks.

Property details

AVAILABLE SPACE

Warehouse	4,378 sf
Mezzanine office	1,100 sf
Total	5,478 sf
Rear yard area (approx.)	1,000 sf*

*Can be fenced and secured

ZONING

Light Industrial (I-3)

YEAR BUILT

1971

ASKING LEASE RATE

Contact listing agents

ADDITIONAL RENT (2023 ESTIMATE)

\$5.46 psf, per annum

POSSESSION

July 1 2023




LOADING ACCESS

Two (2) grade loading door

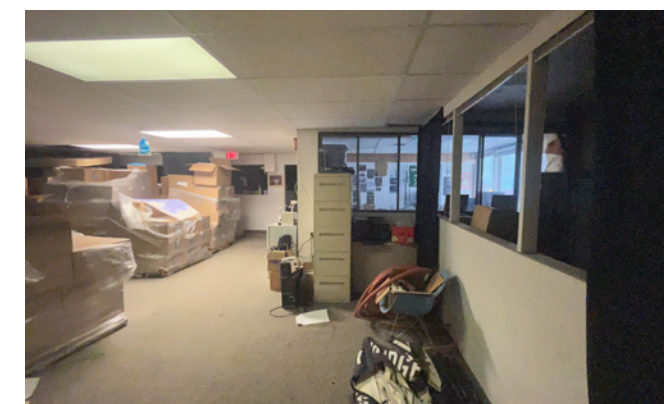
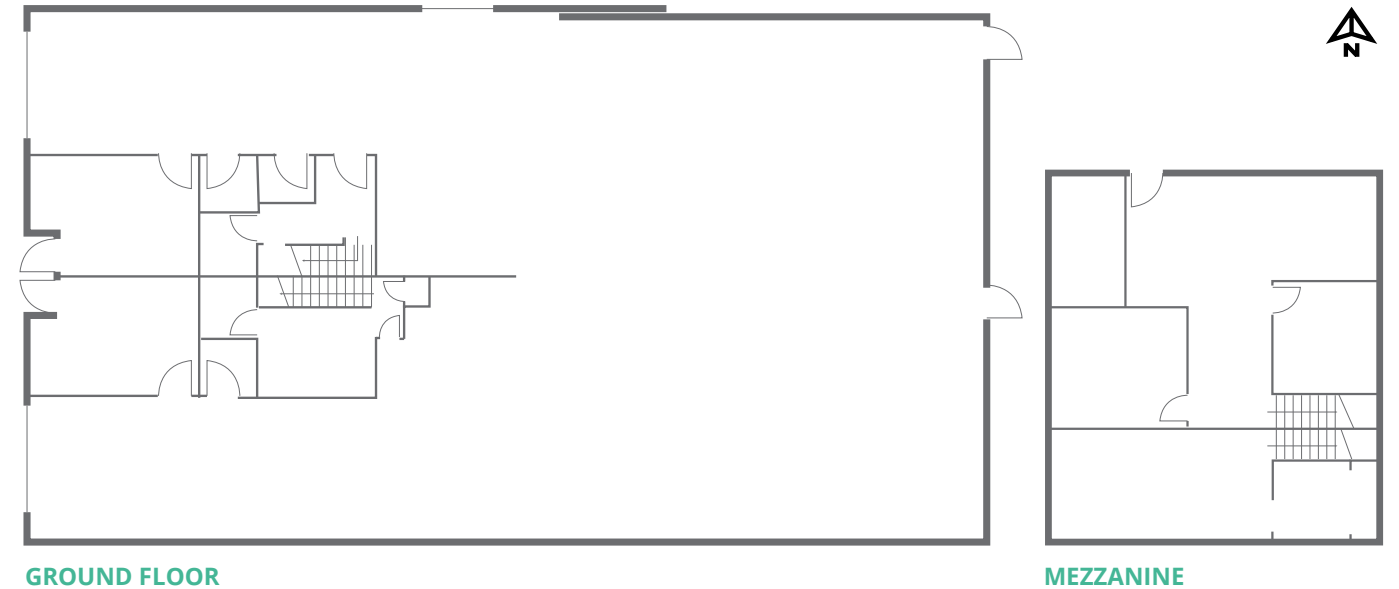
CEILING HEIGHT

18'

Property highlights

-  Grade loading
-  Front & rear parking
-  Amenity rich location
-  Northshore mountain views
-  Rear yard area that can be fenced and secured
-  Desirable access to major transportation routes

Floorplan



Amenities

1. Canadian Tire
2. Jenna's Ice Cream
3. In Vacanza Pastifico
4. Tour De Feast
5. Freshii
6. Tim Hortons
7. Toby's Social Pub
8. Wildeye Brewing
9. Kenaize Cafe
10. Bank of Montreal

Drive times

Trans-Canada Highway	1 mins	Lonsdale Quay Seabus Terminal	10 mins
Iron Workers Memorial Bridge	3 mins	YVR Airport	40 mins
Downtown Vancouver	15 mins		



Contact for more information

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