

**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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*\*Terry Thies Personal Real Estate Corp.*



Property detail

LEASE RATE  
\$30.00 psf/annum

ADDITIONAL RENT (2024 estimate)  
\$8.31 psf/annum

SIZE (SF)  
7,085

AVAILABILITY  
60 days notice





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.





Property highlights

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

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.

Area highlights

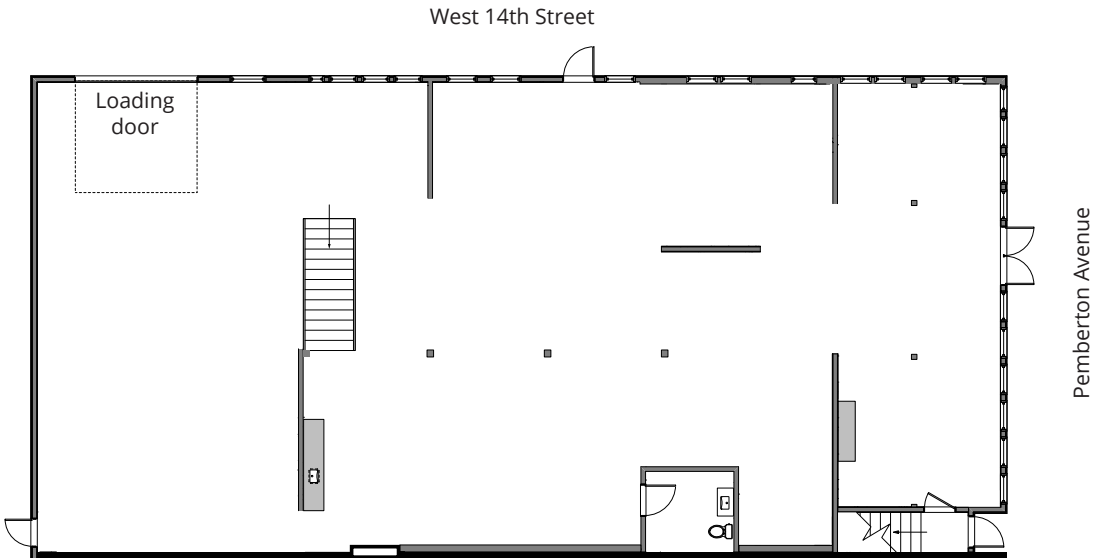
-  Abundant street parking
-  Nearby public transit routes
-  Walking distance to retail amenities on Marine Drive
-  Easily accessible from Marine Drive



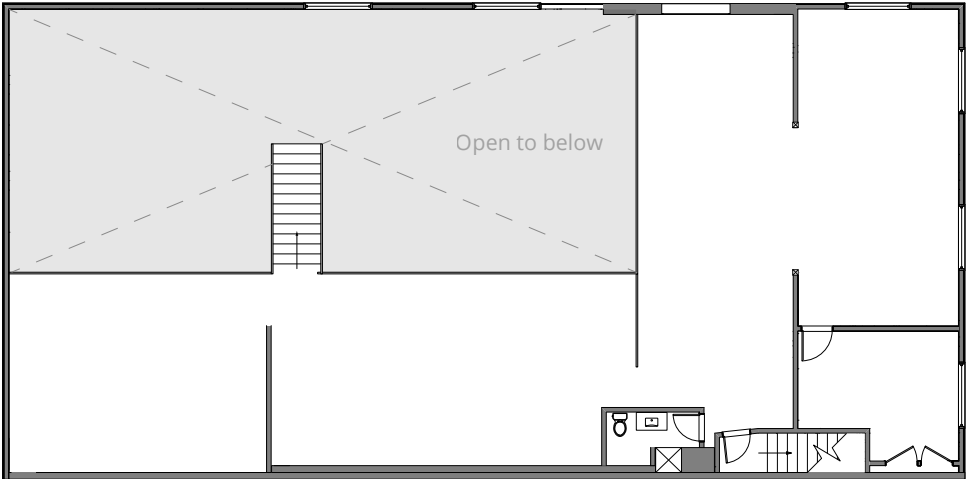
1395 Pemberton Avenue

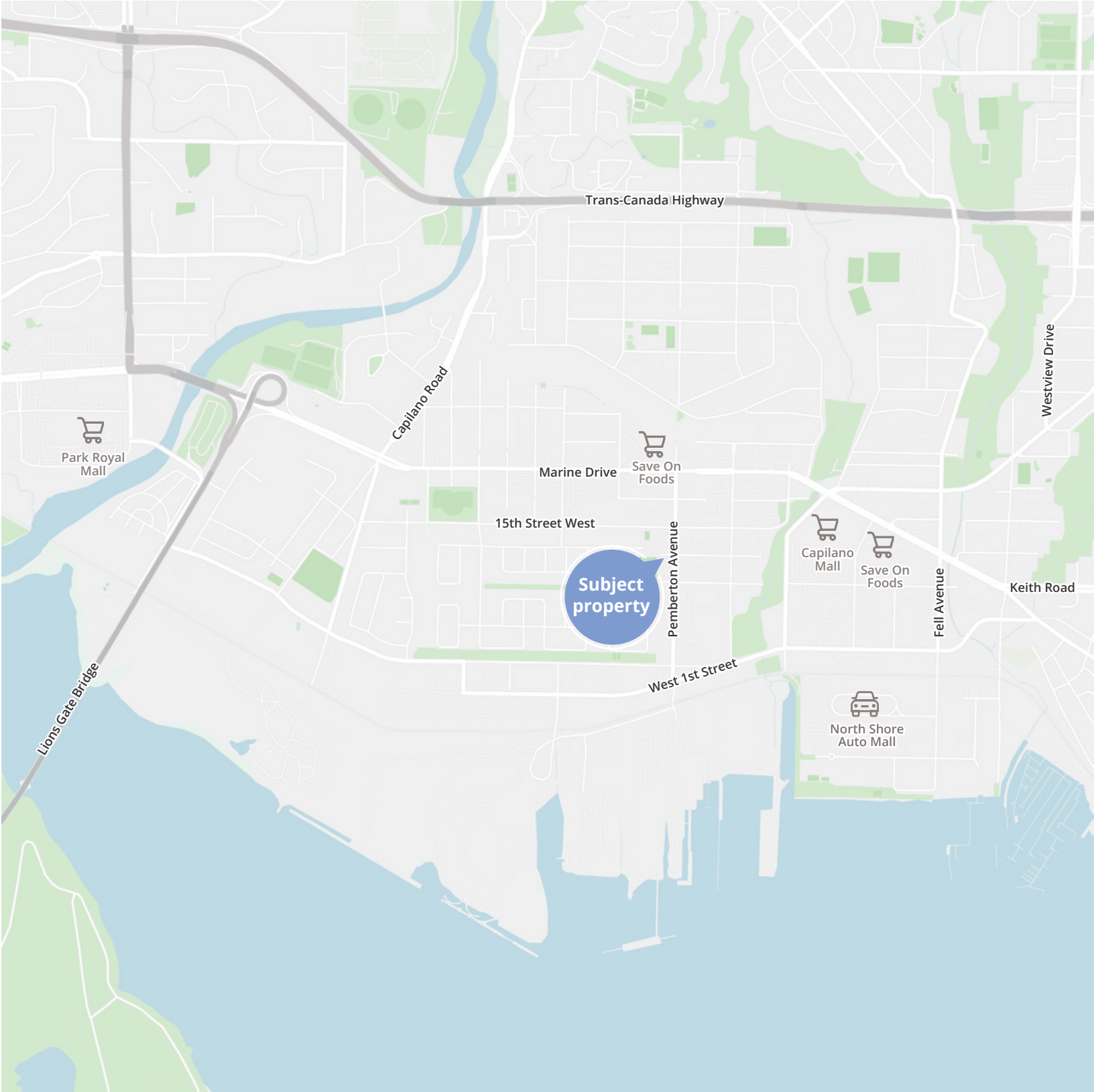


Ground floor



Mezzanine





## Contact for more information

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