

For Lease

Lions Gate Business Park

North Vancouver, BC

Highly sought-after industrial space in North Vancouver



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Property summary

AVAILABLE AREA

Unit	Size	Availability
120 Garden Avenue	1,959 sf	Under contract
121 Bowser Avenue	3,772 sf	Immediate
107 Bowser Avenue	2,330 sf	July 1, 2025

ASKING LEASE RATE
\$20.00 psf per annum

ADDITIONAL RENT (2024 ESTIMATE)
\$17.86 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





Subject
Property

WEST STREET
GARDEN AVE
BOWSER AVE

20 MINUTE DRIVE TO
DOWNTOWN

45 MINUTE DRIVE TO
YVR

8 MINUTE DRIVE TO
LOWER LONSDALE

Contact for more information

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