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 contrac
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 soughtafter 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



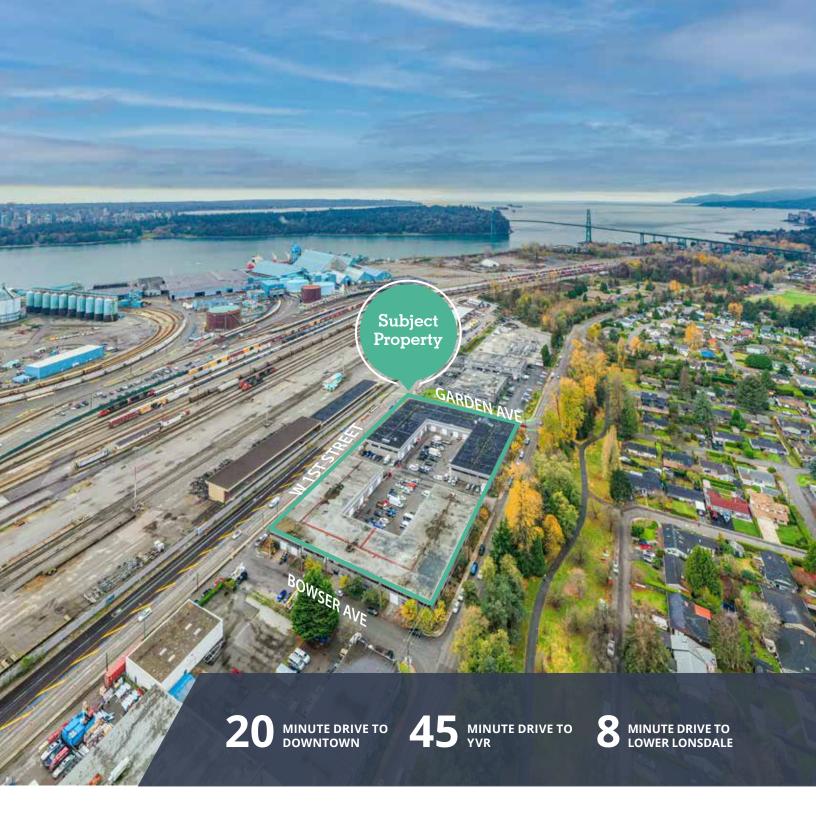
Quick access to West Vancouver, Downtown Vancouver and Highway 1

Site and floor plans



WELCH STREET

☐ Available ☐ Leased ☐ Under Contract



Contact for more information

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