

**AVISON  
YOUNG**

# For Lease

1470 Columbia Street  
North Vancouver, BC

REDUCED LEASE RATE

Subject  
Property



8,655 sf free-standing industrial building directly west of the Iron Works Memorial Bridge/Trans-Canada Highway in North Vancouver

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## Property details

### AVAILABLE SPACE

Ground Floor	5,361 sf*
Second Floor Office & Mezzanine	3,294 sf*
<b>Total</b>	<b>8,655 sf*</b>

### ZONING

EZ-1 – Employment Zone (Industrial)

### YEAR BUILT

1973

### ASKING LEASE RATE

\$17.00 psf

### ADDITIONAL RENT

\$5.91 psf, per annum (estimated for 2023)

### POSSESSION

Immediate

### LOADING ACCESS

Two (2) front grade loading doors  
(12' W x 9' H & 11' W x 8' H)\*

One (1) rear grade loading door  
(8' W x 7' H)\*

### CEILING HEIGHT

Warehouse: 18' clear\*  
Front office: 8' clear\*

\*Tenant to confirm all measurements and numbers







## Opportunity

Avison Young is pleased to present the opportunity to lease a 4,715 sf well-maintained free-standing industrial building. This property has an ideal layout for industrial users with its front and rear grade access loading doors, ample parking, 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 north side of Columbia Street between Mountain Highway and Harbour Avenue. Being situated three blocks south 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.

## Investment highlights

-  3 grade loading doors (2 front, 1 lane)
-  Ample parking
-  Amenity-rich location
-  Mountain and ocean views
-  Desirable access to major transportation routes
-  Previously used as an auto repair shop

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## Nearby amenities

- |                           |                            |
|---------------------------|----------------------------|
| 1. Wildeye Brewing        | 9. A&W Canada              |
| 2. Bridge Brewing Company | 10. Canadian Tire          |
| 3. Toby's Social Pub      | 11. Dollarama              |
| 4. In Vacanza Pastificio  | 12. BMO Bank of Montreal   |
| 5. Tour De Feast          | 13. Vancity                |
| 6. Freshii                | 14. Petro-Canada           |
| 7. Tim Hortons            | 15. Truck Rental at U-Haul |
| 8. Wendy's                |                            |

## Drive times

Trans-Canada Hwy	2 mins
Iron Workers Memorial Bridge	2 mins
Downtown Vancouver	15 mins
Lonsdale Quay Seabus Terminal	10 mins
YVR Airport	30 mins

## Contact for more information

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