

**PROPERTY
FOR SALE / LEASE**

7341 INDUSTRIAL WAY
PEMBERTON, BC



Owner-Users / Investors / Developers / Tenants

**RARE OPPORTUNITY TO ACQUIRE OR LEASE PRIME WAREHOUSE SPACE
IN PEMBERTON'S ONLY INDUSTRIAL BUSINESS PARK**



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7341 INDUSTRIAL WAY PEMBERTON, BC

FOR SALE DETAILS

THE OPPORTUNITY

Cushman & Wakefield ULC ("C&W") is pleased to introduce an exciting opportunity to acquire a 13,263 SF light industrial property in the vibrant Pemberton Industrial Business Park. This unique offering will be delivered 63% vacant, with one unit being tenanted with a secured local company. This property boasts generous ceiling heights, convenient grade loading, second floor office, with ample yard space and parking. Whether you are an owner-user, investor, or developer, this property presents an exceptional prospect due to its excellent location with a very low vacancy rate.

THE LOCATION

The Pemberton Industrial Business Park is just a few kilometers east of Downtown Pemberton, 25 minutes north of Whistler, and 2 hours north of Vancouver. This is Pemberton's only industrial business park that is zoned Employment and Industrial (M1) which accommodates a wide range of industrial and service uses.

SALIENT DETAILS

| | |
|-----------------------|------------------------------------|
| Address | 7341 Industrial Way, Pemberton, BC |
| Lot Size | 32,292 SF |
| Building Area | 13,263 SF |
| Year Built | 2016 |
| Parking | Ample |
| Zoning | Employment and Industrial (M1) |
| Property Taxes (2024) | \$28,488.83 |
| Asking Price | \$5,305,000 (\$400/PSF) |



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FOR LEASE DETAILS

BUILDING BREAKDOWN

| | |
|-------------------|------------------|
| Unit 1 (Tenanted) | 1,530 SF |
| Unit 2 | 1,677 SF |
| Unit 3 | 1,677 SF |
| Unit 4 (Tenanted) | 1,677 SF |
| Unit 5 (Tenanted) | 1,677 SF |
| Unit 6 | 1,677 SF |
| Unit 7 | 1,677 SF |
| Unit 8 | 1,671 SF |
| Total | 13,263 SF |

PROPERTY HIGHLIGHTS

- 8 stratified industrial units
- 26' ceiling height in warehouse
- 7 grade loading bay doors
- Second floor office space
- Heavy 3-phase power
- Ample parking with outdoor yard
- Previously Good Manufacturing
- Practice (GMP) approved

| | |
|------------------------|---------------------|
| Asking Basic Rent | \$17.00 PSF |
| Additional Rent (2025) | \$7.00 PSF |
| Availability | 1,677 SF - 8,385 SF |
| Possession | Immediate |

EMPLOYMENT AND INDUSTRIAL (M1) ZONING

This zoning accommodates a wide range of industrial and service uses which includes: manufacturing, service and/or repair, warehousing or storage, wholesale bakery, brewery or distillery, and cold storage to name a few. For more information about the zoning and all the different permitted uses, please reach out to the listing agents for a comprehensive zoning package with all salient details.



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1.



2.

**HIGH & DRY
STORAGE**

3.



4.



5.

THE BREAD WAREHOUSE

6.



FOR MORE INFORMATION, CONTACT:

BRANDON BUZIOL
Senior Associate
Commercial Sales & Leasing
Direct: +1 604 640 5883
Mobile: +1 604 417 5244
brandon.buziol@cushwake.com

MATTHEW MACLEAN
Executive Vice President
Commercial Leasing & Sales
Direct: +1 604 640 5855
Mobile: +1 604 897 7104
matthew.maclean@ca.cushwake.com

700 West Georgia St., Suite 1200
Vancouver, BC V7Y 1A1
+1 604 683 3111
cushmanwakefield.com

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