# 7341 INDUSTRIAL WAY PEMBERTON, BC **PROPERTY** FOR SALE / LEASE Owner-Users / Investors / Developers / Tenants CUSHMAN & WAKEFIELD RARE OPPORTUNITY TO ACQUIRE OR LEASE PRIME WAREHOUSE SPACE

IN PEMBERTON'S ONLY INDUSTRIAL BUSINESS PARK

### PROPERTY FOR SALE / LEASE

# 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

#### **PROPERTY HIGHLIGHTS**

- 8 stratified industrial units
- 26' ceiling height in warehouse

Total

- 7 grade loading bay doors
- Second floor office space
- Heavy 3-phase power

 Ample parking with outdoor yard

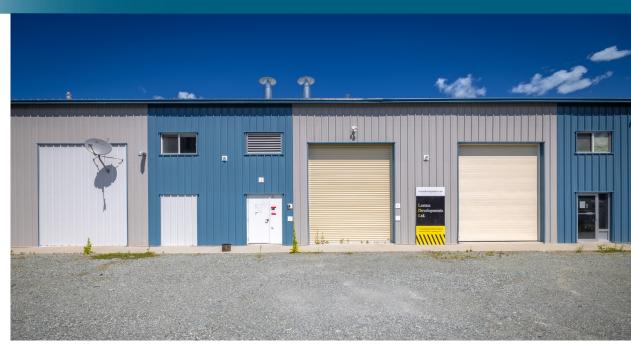
13,263 SF

- 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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#### THE BREAD WAREHOUSE



#### FOR MORE INFORMATION, CONTACT:

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