

# FOR LEASE

# 15-79 BRAID STREET

NEW WESTMINSTER, BC



- 1,735 SF to 15,951 SF available within a professionally managed multi-tenant industrial facility

**CONTACT INFORMATION:**

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# // FEATURES



DOCK & GRADE LOADING



UP TO 25' CEILING HEIGHTS



3-PHASE ELECTRICAL SYSTEM



SPRINKLERS



CENTRAL METRO VANCOUVER LOCATION

## ZONING

M-2 (Heavy Industrial District) allowing typical industrial and warehousing uses, and heavier industrial uses such as automotive repair and heavy manufacturing. Retail of certain industrial products and machinery is permitted.

## OPPORTUNITY

15-79 Braid Street totals over 10 acres of land and includes four multi-tenant industrial buildings. The buildings offer varying warehouse unit sizes, with dock and grade loading, good ceiling heights, minimal office area, and good power. The property benefits from M-2 Heavy Industrial zoning, permitting a very wide range of industrial uses.

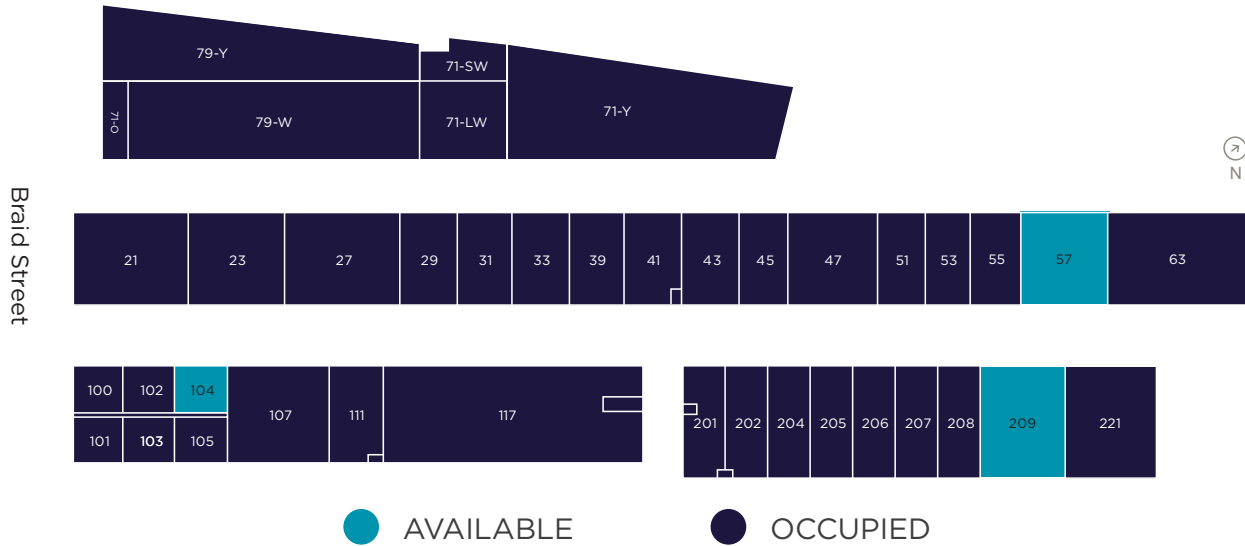
## LOCATION

The subject property is located within the Sapperton industrial area of New Westminster, in the geographic centre of Metro Vancouver. The location benefits from immediate access to Highway 1 and Lougheed Highway, and is made even more accessible by the Braid Street SkyTrain Station being a short walking distance away.



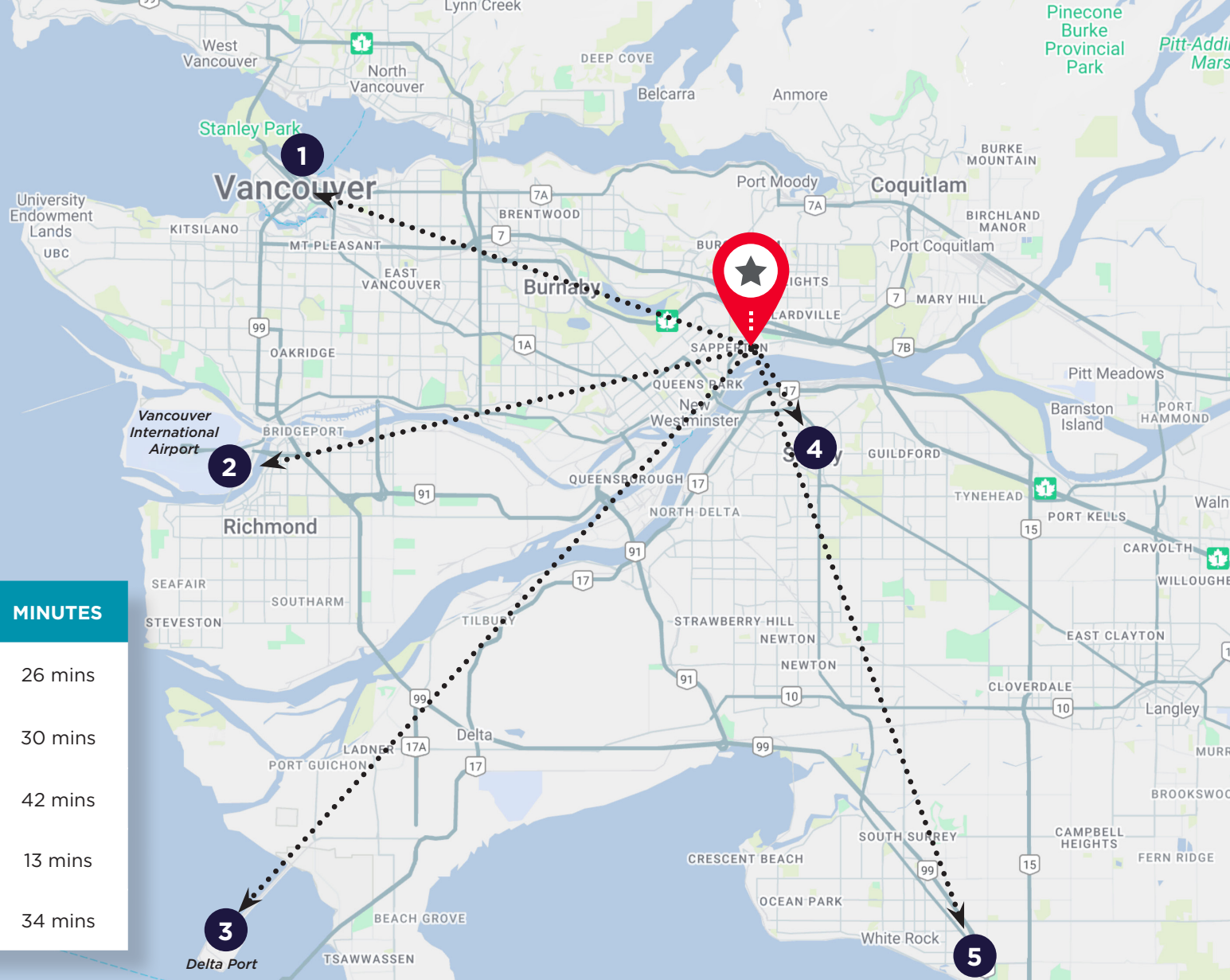
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# // CURRENT AVAILABILITIES



	Unit 209 15 Braid Street	Unit 104 15 Braid Street	57 Braid Street
<b>Warehouse SF</b>	7,198	1,735	7,018
<b>Office SF</b>	-	-	-
<b>Mezzanine SF</b>	-	-	-
<b>Total Area SF</b>	7,198	1,735	7,018
<b>Clear Ceiling Height</b>	25'	19'	17'
<b>Loading</b>	Two (2 ) Dock One (1) Grade	One (1) Grade	Two (2) Grade
<b>Availability</b>	Immediate	Immediate	Immediate
<b>Net Lease Rate Per SF</b>	\$16.50	\$18.00	\$15.50
<b>Taxes &amp; Operating Costs Per SF</b>	\$8.98	\$8.98	\$10.03

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	DRIVE TIMES	MINUTES
1.	Downtown Vancouver	26 mins
2.	Vancouver International Airport	30 mins
3.	Delta Port	42 mins
4.	Surrey City Centre	13 mins
5.	Peace Arch Border Crossing	34 mins

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