

1025 ROYAL AVENUE

New Westminster



FOR LEASE

WAREHOUSE AND FOOD PRODUCTION SPACE
WITH STREET FRONT SHOWROOM





FOR LEASE: WAREHOUSE AND FOOD PRODUCTION SPACE

2,882 SF of warehouse and food production space in New Westminster, configured with a showroom and retail area at the front leading to warehouse and production space at the rear — a rare combination of customer-facing frontage and functional back-of-house area in a single tenancy. The premises benefit from an existing food production build-out, including hood ventilation, a walk-in cooler, and a walk-in freezer, allowing an incoming operator to reduce both capital cost and permitting timelines. Located on a well-travelled arterial route minutes from downtown New Westminster, with New Westminster Station on the Expo Line an eight-minute walk away.

EXISTING FOOD-PRODUCTION FEATURES

- Walk-in cooler
- Walk-in freezer
- Stainless steel work tables
- 3 pallet racking shelves
- Hood ventilation
- 3-compartment commercial sink
- 2-compartment commercial sink
- Existing gas hookup

All improvements are provided in as-is, where-is condition. Landlord and Landlord's Agent make no representations or warranties as to their condition or functionality. Tenant to independently verify.

Photographs may show equipment, furnishings and inventory belonging to the current tenant that are not included in the lease. The availability, ownership and functionality of all equipment and improvements must be independently verified and confirmed in writing.

FLOOR PLAN

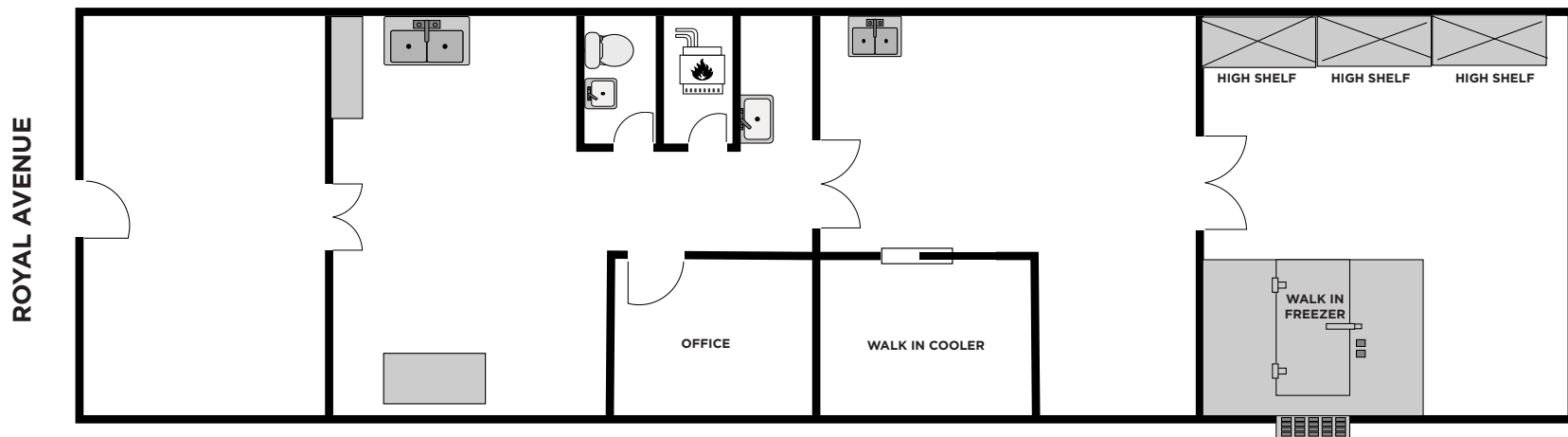
±2,882 SF

SALIENT FACTS

Basic Rent	Contact Listing Agent(s)
Additional Rent	\$9.95/SF per annum (2026 estimated)

KEY HIGHLIGHTS

- One (1) rear grade loading door
- Est. 11' clear ceiling height
- Ample electrical service
- Street parking

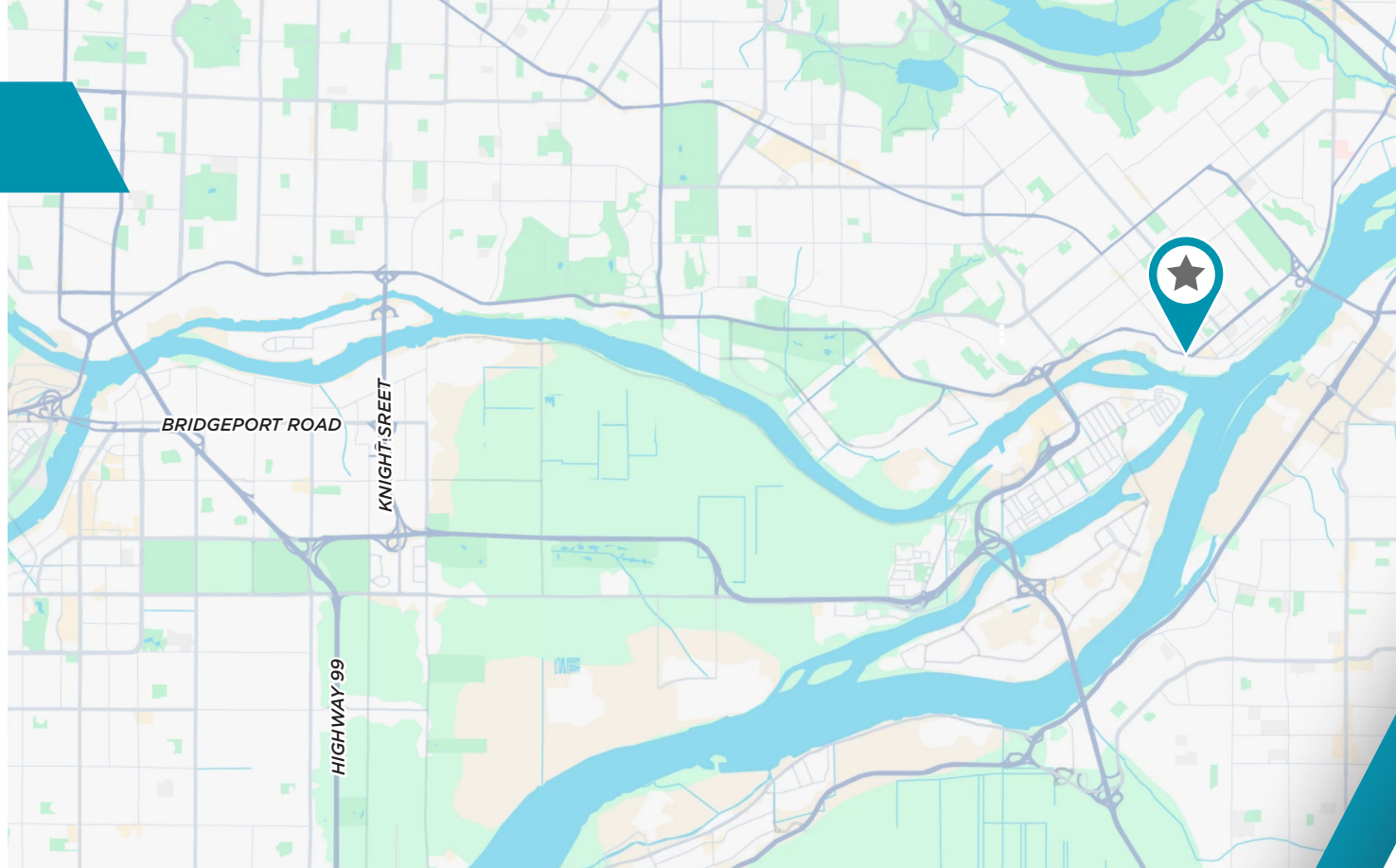


Floor plan is not to scale, is for illustrative purposes only, and should not be relied upon as an accurate representation of the premises.



NEW WESTMINSTER

1025 Royal Avenue sits on a well-travelled arterial route in New Westminster, minutes from the downtown core and the Quay. The location carries a Walk Score of 95 and a Transit Score of 82. New Westminster Station on the Expo Line is roughly an 8-minute walk. Bus routes 112, 103, 123 and 106 stop within 400 m. Royal Avenue provides direct connections to Stewardson Way, the Queensborough Bridge and Highway 91A. Royal City Centre, restaurants, banking and daily services are within walking distance.



TRANSIT AND AREA DETAILS



Walk Score
95



Transit Score
82



New Westminster Skytrain Station
8-5 minutes walk

Columbia Station
6 minutes walk

22nd Street Station
7 minutes walk

BUS ROUTES:

103 Quayside/New Westminster Station | 106/112 Edmonds Station/New Westminster Station | 123 Brentwood Station/New Westminster Station

For more information, please contact:

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