

FOR LEASE

Affordable Warehouse Space with Office
3,641 to 10,904 SF Available
Dock and Grade Level loading



21 – 79 Braid Street, New Westminister, BC

LOCATION

Convenient location near Highway #1 and Brunette Avenue allowing quick access to all areas in the Lower Mainland. BC Transit and the SkyTrain station are located nearby at Braid & Brunette. Restaurants, shopping and other professional services are all located a short distance from the complex. In the future the area will benefit from the United Boulevard Extension that will replace the existing bridge and connect through Braid Street and on to Brunette Avenue.

Flavio Unti

Industrial Sales & Leasing

604.640.5889

flavio.unti@ca.cushwake.com



FOR LEASE

Affordable Warehouse Space with Office
Dock and Grade Level loading

21 - 79 Braid Street, New Westminster, BC

PREMISES

Office/warehouse complex in four separate buildings with flexible bay size combinations of 3,600 sf. Grade level loading available, allowing for loading of all size trucks, including tractor trailers. The complex is in close proximity to Highway 1, and the Lougheed Highway. The Braid Street SkyTrain station is within walking distance.

BUILDING FEATURES

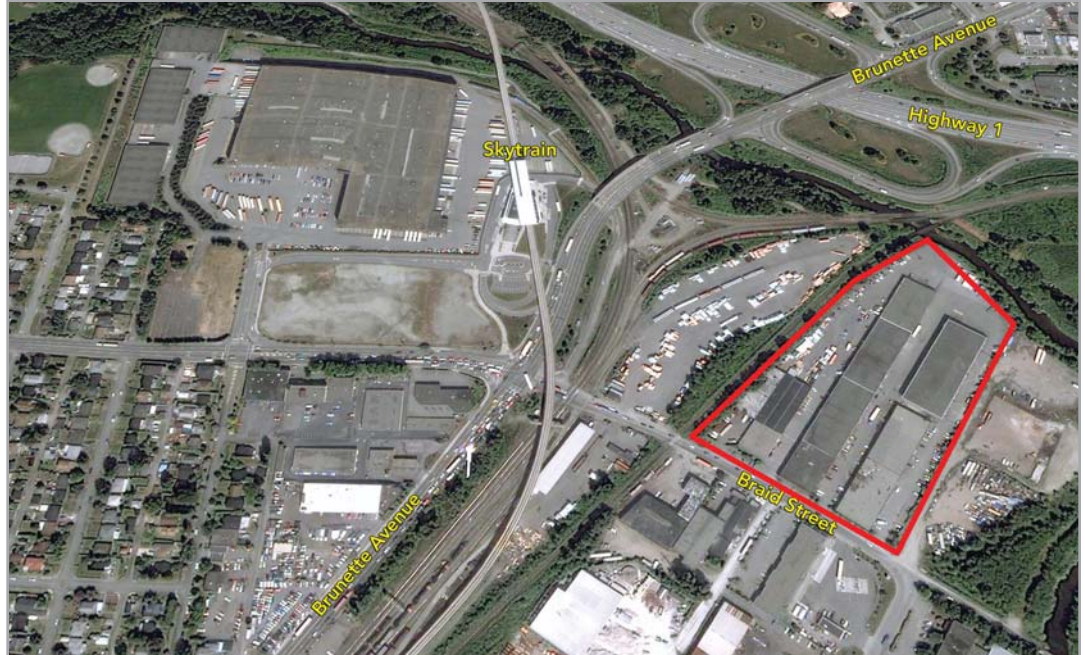
- Concrete tilt-up construction
- Ample on site parking
- Good truck loading room
- Large grade level loading doors
- Clear span warehouse
- 18'-19' clear warehouse ceiling heights
- High bay and fluorescent lighting
- 3-phase electrical service
- Professionally managed & maintained
- Directory sign board

TAXES & OPERATING COSTS (ESTIMATED 2012)

\$3.09 psf per annum

ZONING

M-2 (General Industrial District)
Allows a wide range of manufacturing, wholesaling, distributing, warehousing, with ancillary offices and/or showroom.



21 - 79 BRAID STREET

Unit #	Area (sf)	Availability	Asking Net Lease Rate	Comment
63	10,904	Immediate	\$6.25	<ul style="list-style-type: none">• Finished office space with 2 rooms• Washroom• 2 dock level loading doors (Room for 53' trailers)• 2 grade level loading doors
45	3,641	January 1, 2013	\$6.25	<ul style="list-style-type: none">• Office area• Washroom• 1 grade level loading door

Flavio Unti

Industrial Sales & Leasing

604.640.5889

flavio.unti@ca.cushwake.com

Cushman & Wakefield Ltd.
Suite 700 - 700 West Georgia Street
P.O. Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1
T: 604.683.3111
F: 604.683.0432
www.cushmanwakefield.com
www.vancouverlisting.ca

