

Lennard:

For Sale or Lease: Industrial

1088 Roosevelt
Crescent

North Vancouver, BC



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Opportunity

Lennard Commercial is pleased to present the rare opportunity to acquire or lease a freestanding industrial building at 1088 Roosevelt Crescent in North Vancouver. Located on a prominent corner lot at Roosevelt Crescent and Lloyd Avenue, the property offers functional industrial space in one of North Vancouver's most tightly held industrial markets.




The building features 19' ceiling heights and dock loading in the warehouse, along with ground floor showroom space and second floor mezzanine office space, providing a flexible layout for a variety of uses such as industrial, recreation, service commercial, and more. With limited availability of freestanding industrial buildings in North Vancouver and excellent access to Marine Drive, Highway 1, the Lions Gate Bridge, and the broader Lower Mainland, 1088 Roosevelt Crescent is well positioned for users and investors seeking a freestanding industrial property in a highly accessible North Shore location.

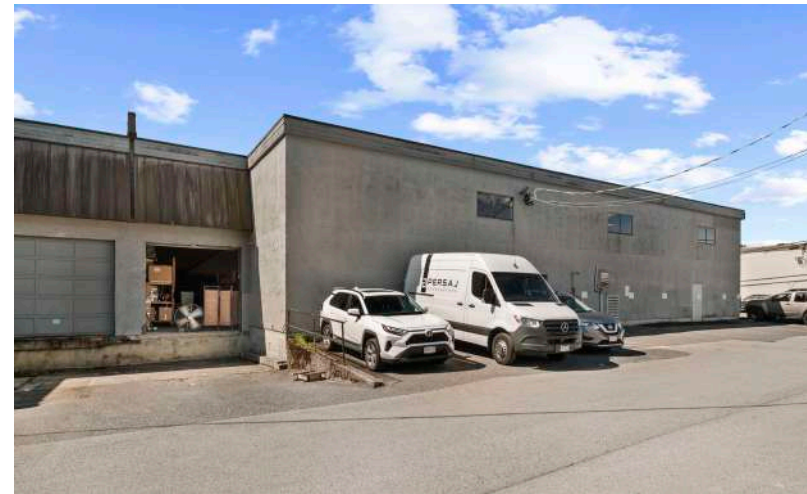


Property Details






-  PID
010-686-631
-  Building Size
10,100 SF*
*Approximate - Building size to be verified by purchaser
- Lot Size
11,748 SF
-  Year Built
1974
-  Zoning
EZ-LI: Employment Zone-Light Industrial
-  OCP Designation
Light Industrial Commercial
-  Asking Price
Contact Listing Agents
- Property Taxes (2025)
\$54,666.73

Lease Details

-  Available Area
9,000 SF**
**Approximate - Unit size to be verified by tenant
-  Basic Rent
\$23.00 PSF
- Additional Rent (2026)
\$7.55 PSF
-  Availability
November 1, 2026

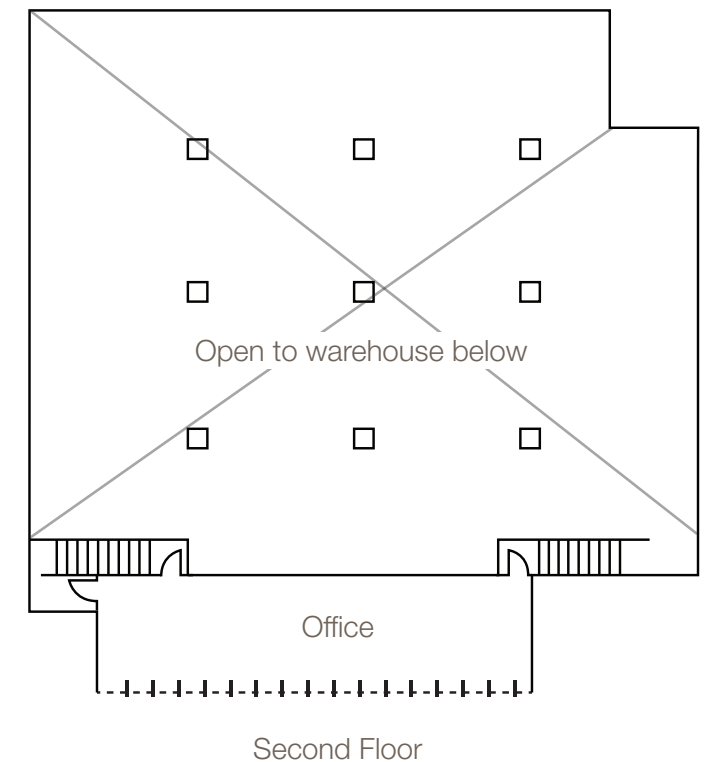
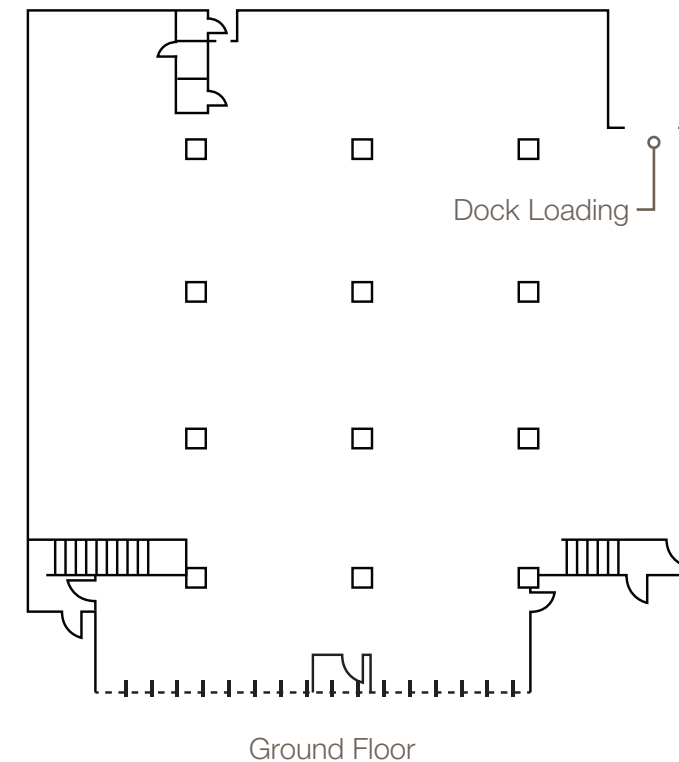


Property Highlights

-  19' ceiling height
-  Dock loading
-  Nine (9) parking stalls
-  Prominent corner lot with prime exposure
-  Owner-user or investor opportunity

Floor Plan

Floor plan is not to scale



1088 Roosevelt Crescent

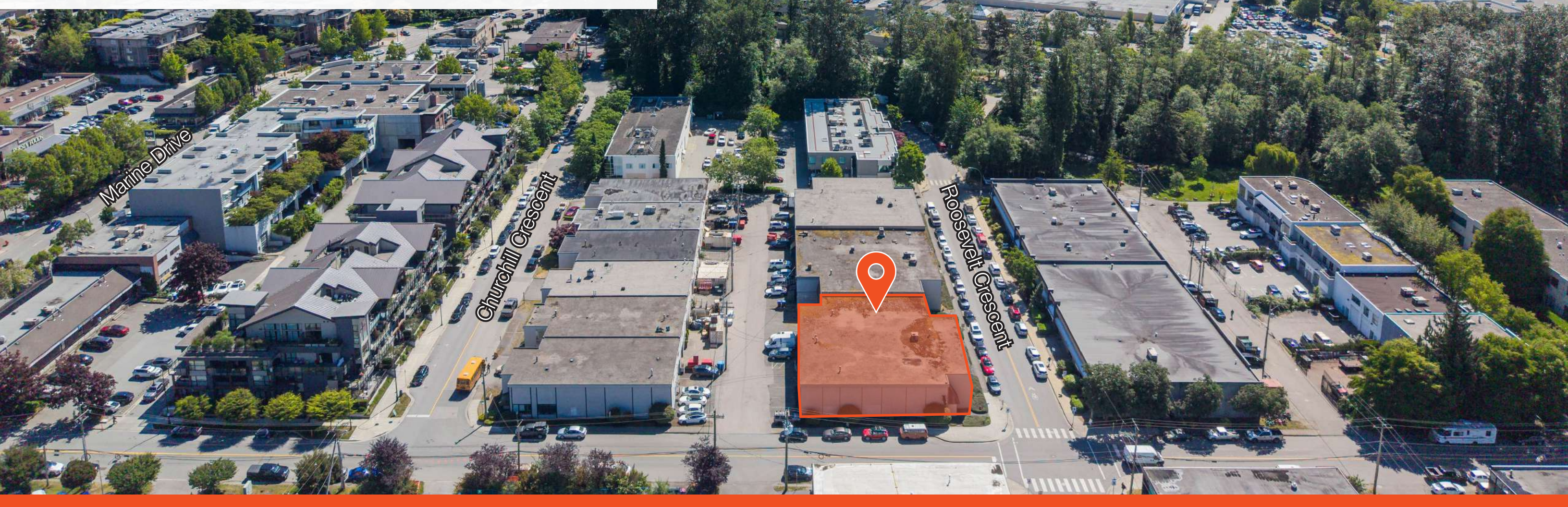
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Location

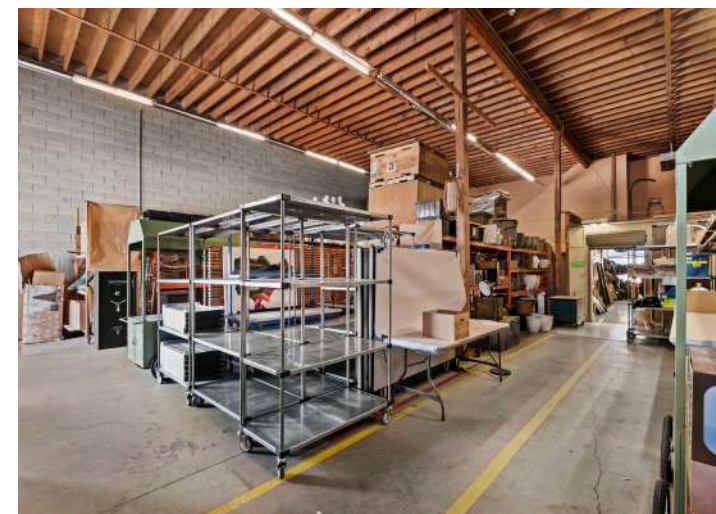
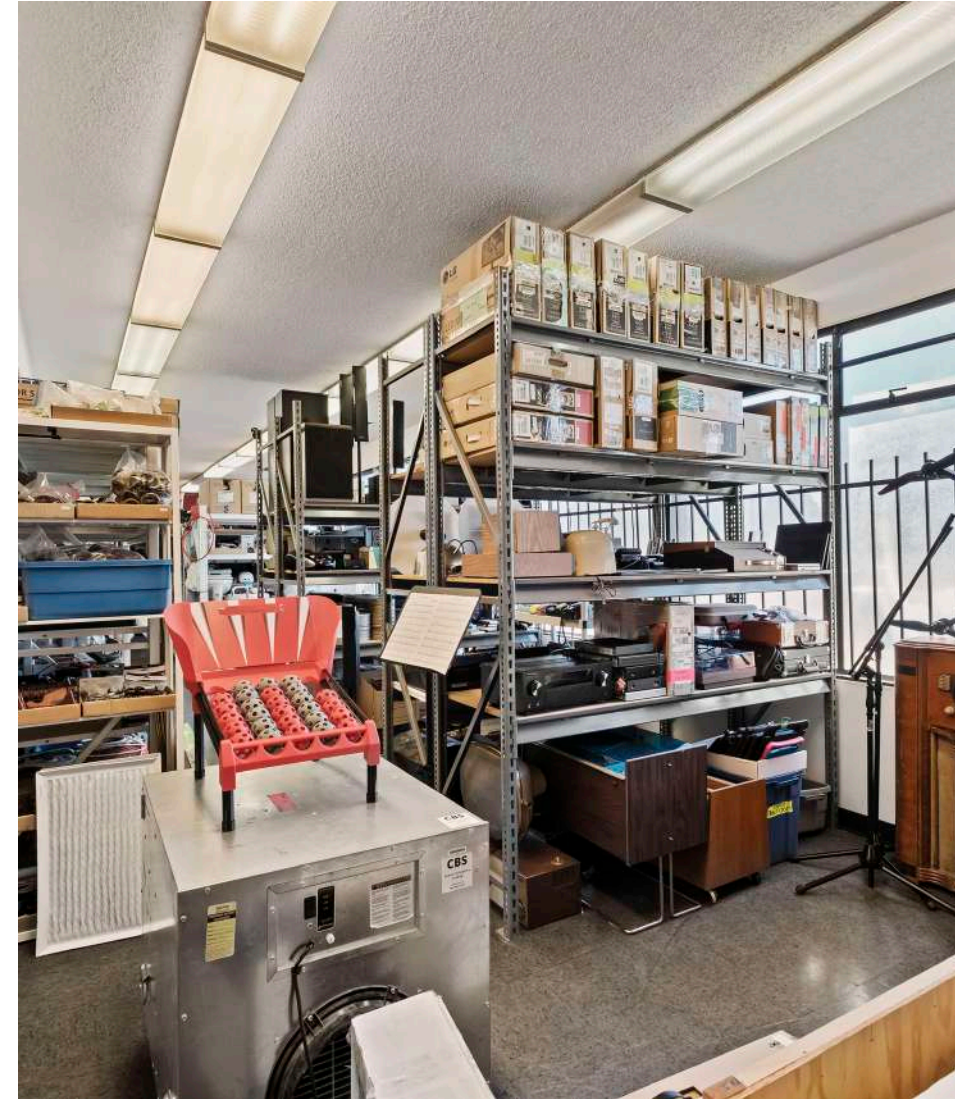
The subject property is located in the Pemberton industrial area, one of North Vancouver's most established industrial nodes. Positioned just off Marine Drive, the property offers businesses a central and accessible location with convenient connectivity across the North Shore and to the broader Lower Mainland.

1088 Roosevelt Crescent benefits from close proximity to key transportation routes, including Marine Drive, Highway 1, the Lions Gate Bridge, and the Ironworkers Memorial Second Narrows Bridge, providing efficient access to Vancouver, Burnaby, West Vancouver, and surrounding municipalities.

The surrounding area is home to a diverse mix of industrial, service commercial, showroom, recreation, and automotive users, along with nearby amenities along Marine Drive, Capilano Road, Pemberton Avenue, and Capilano Mall. Combining strong accessibility with proximity to both business services and everyday conveniences, the property offers a practical location for companies seeking a well-connected North Shore base of operations.



1088 Roosevelt Crescent



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