AVISON YOUNG

For Lease

#110 - 400 Brooksbank Avenue
North Vancouver, BC

4,479 sf showroom and warehouse unit across from Park & Tilford

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**Ian Whitchelo Personal Real Estate Corporation*

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Property Details

AVAILABLE AREA
4,479 square feet

LEASE RATE
$22.00 per square foot per annum

ADDITIONAL RENT (2026 ESTIMATE)
$10.87 per square foot per annum

ZONING
CD – 205: permitting various industrial uses such as research laboratories, product testing, fabrication, assembly, transportation, storage, manufacturing, heavy equipment rental, servicing and wholesaling

AVAILABILITY
Immediate

Location

Strategically located in one of North Vancouver's vibrant light industrial hubs, 400 Brooksbank Avenue offers excellent access to Highway 1 and key transportation routes. Surrounded by a mix of industrial, commercial, and retail amenities, including Park & Tilford Centre, the subject property is ideal for businesses seeking a high visibility industrial premises.

Opportunity

Opportunity to lease premium light industrial space at 400 Brooksbank Avenue, just steps away from Main Street in North Vancouver. This versatile space offers grade-level loading, a spacious high-ceiling warehouse, dedicated showroom area, and mezzanine office and storage.

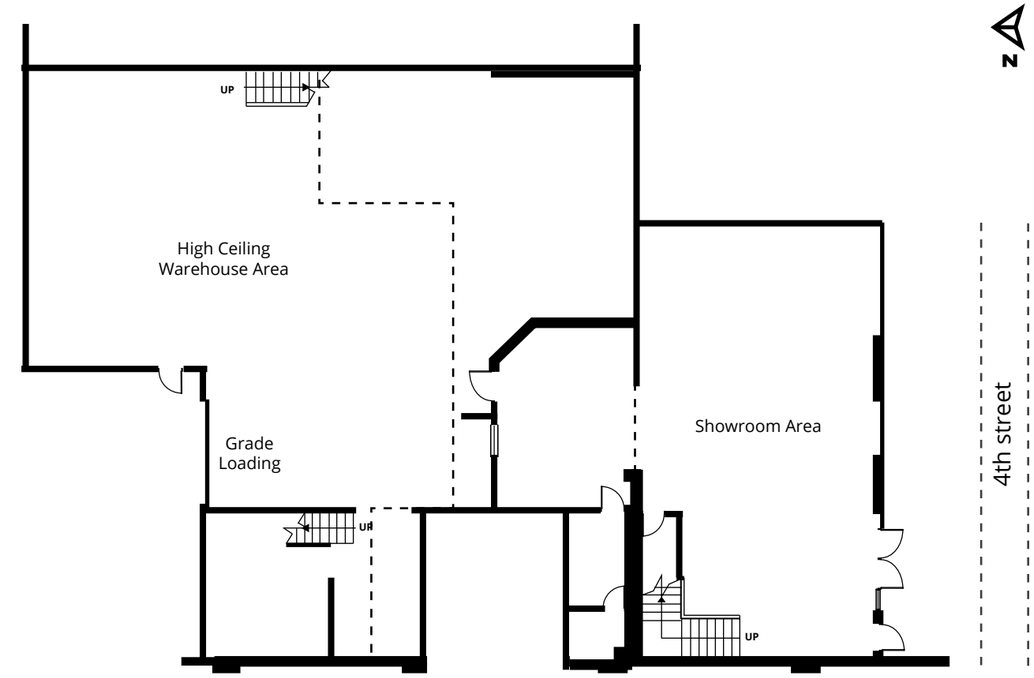
Property highlights

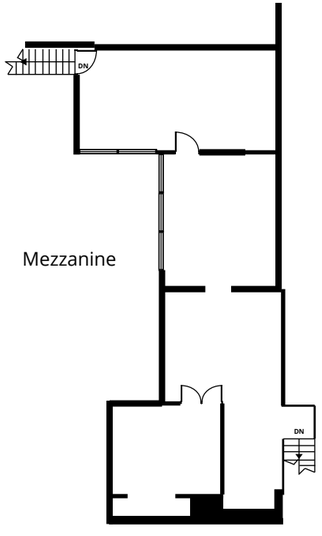
- High ceiling warehouse area
- Rear grade level loading door and area
- Additional 1,161 sf mezzanine area
- Excellent signage opportunity
- 200 AMP 3-Phase power supply
- Reserved parking on site and ample street parking

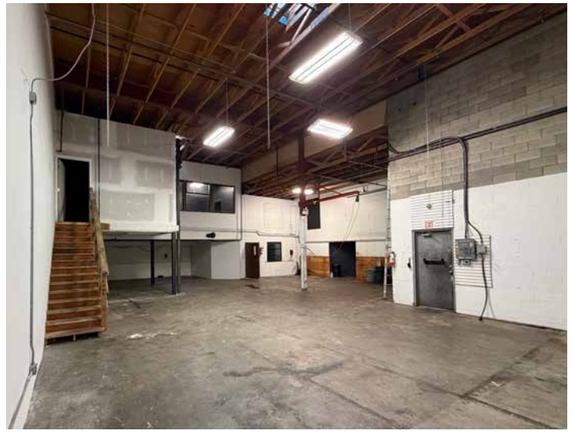
Area highlights

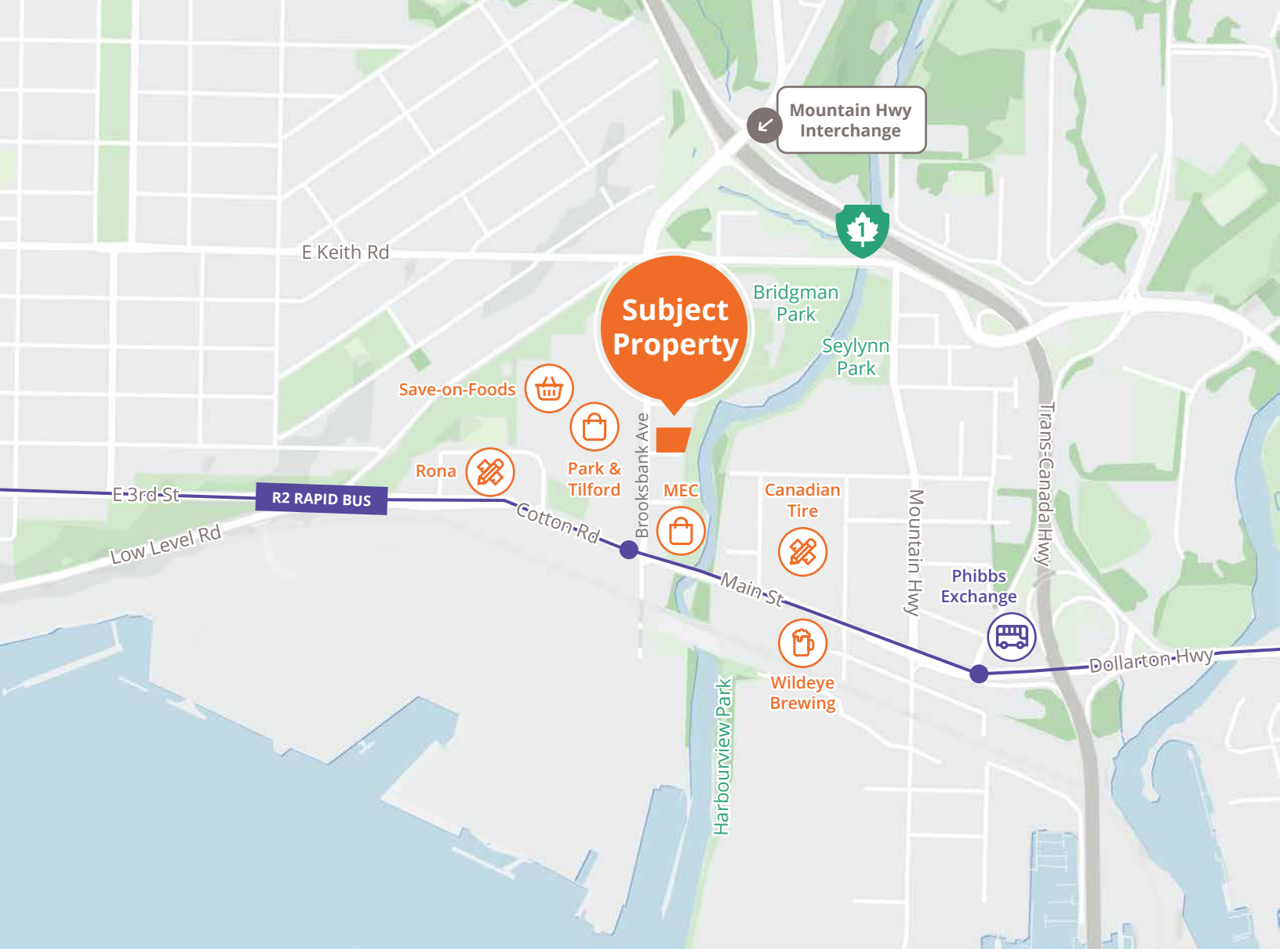
- Direct access to Highway 1 and the Second Narrows Bridge
- Proximity to the new Mountain Highway Interchange
- Park & Tilford Shops and Gardens just across the street
- Easily accessible for transport vehicles

Floor plan









8 MINUTE DRIVE
to Lonsdale Quay

15 MINUTE DRIVE
to Lions Gate Bridge

3 MINUTE DRIVE
to Trans Canada Highway 1

20 MINUTE DRIVE
to Downtown Vancouver

Contact for more information

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