

**AVISON  
YOUNG**

# For Lease

**1465 - 1469 Barrow Street**  
North Vancouver, BC



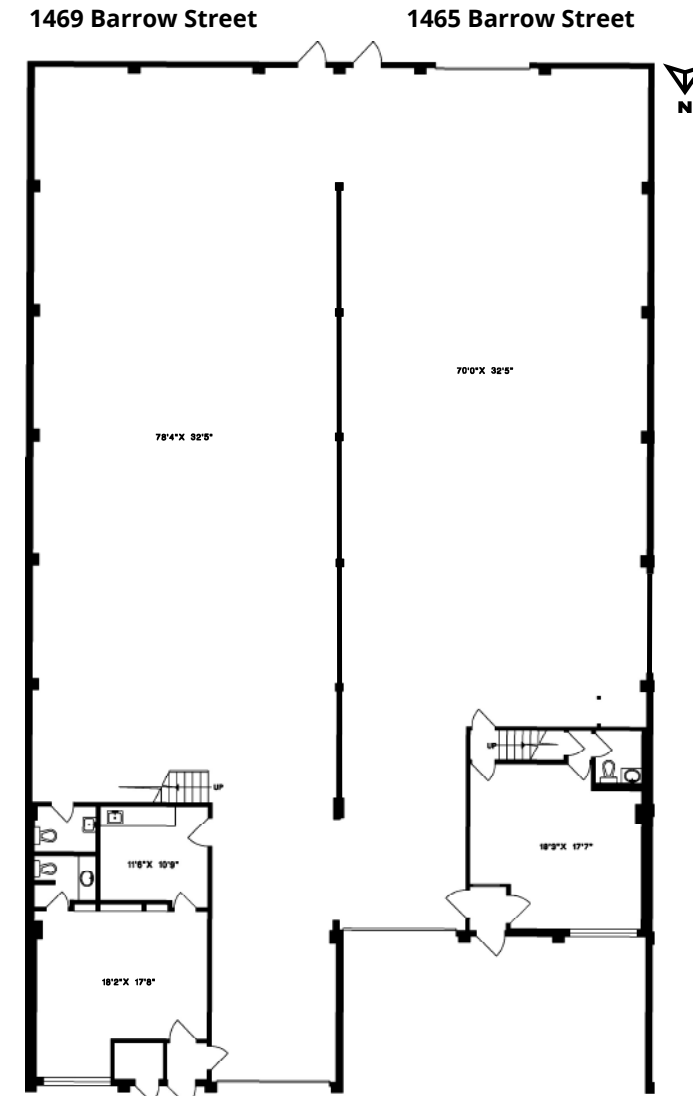
Up to 8,038 sf of light industrial and office space with immediate access to the Second Narrows Bridge

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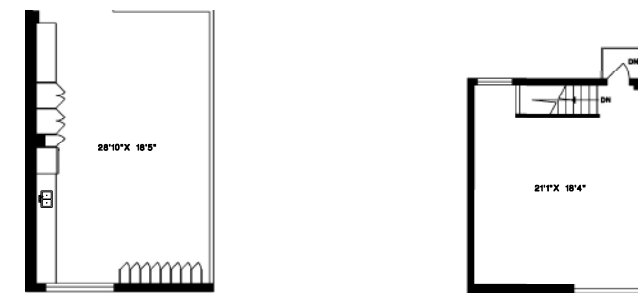
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### Floorplan



Main floor

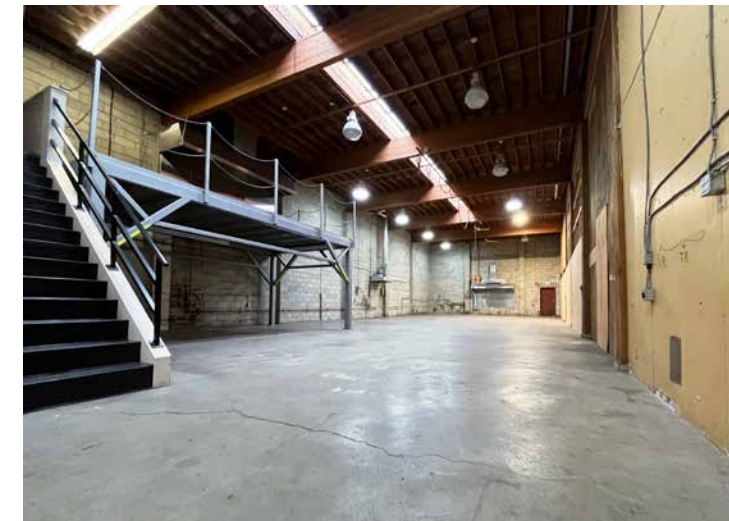


UPPER FLOOR

Upper floor

### Property highlights

- 17' clear ceiling height
- Two (2) grade level loading doors
- Gated front parking area
- Three phase power supply



### Property details

#### AVAILABLE AREA

	1469 Barrow Street	1465 Barrow Street
Ground floor	3,625 sf	3,089 sf
Second floor	654 sf	450 sf
Mezzanine	220 sf	-
<b>Total area</b>	<b>4,499 sf</b>	<b>3,539 sf</b>
<b>Combined</b>	<b>8,038 sf</b>	

#### BASIC RENT

\$21.00 psf per annum

#### ADDITIONAL RENT

\$6.75 psf per annum (2026 estimate)

#### PARKING

Seven (7) stalls

#### ZONING

I-2 General Industrial Zone accommodating general manufacturing and industrial activities

#### AVAILABILITY

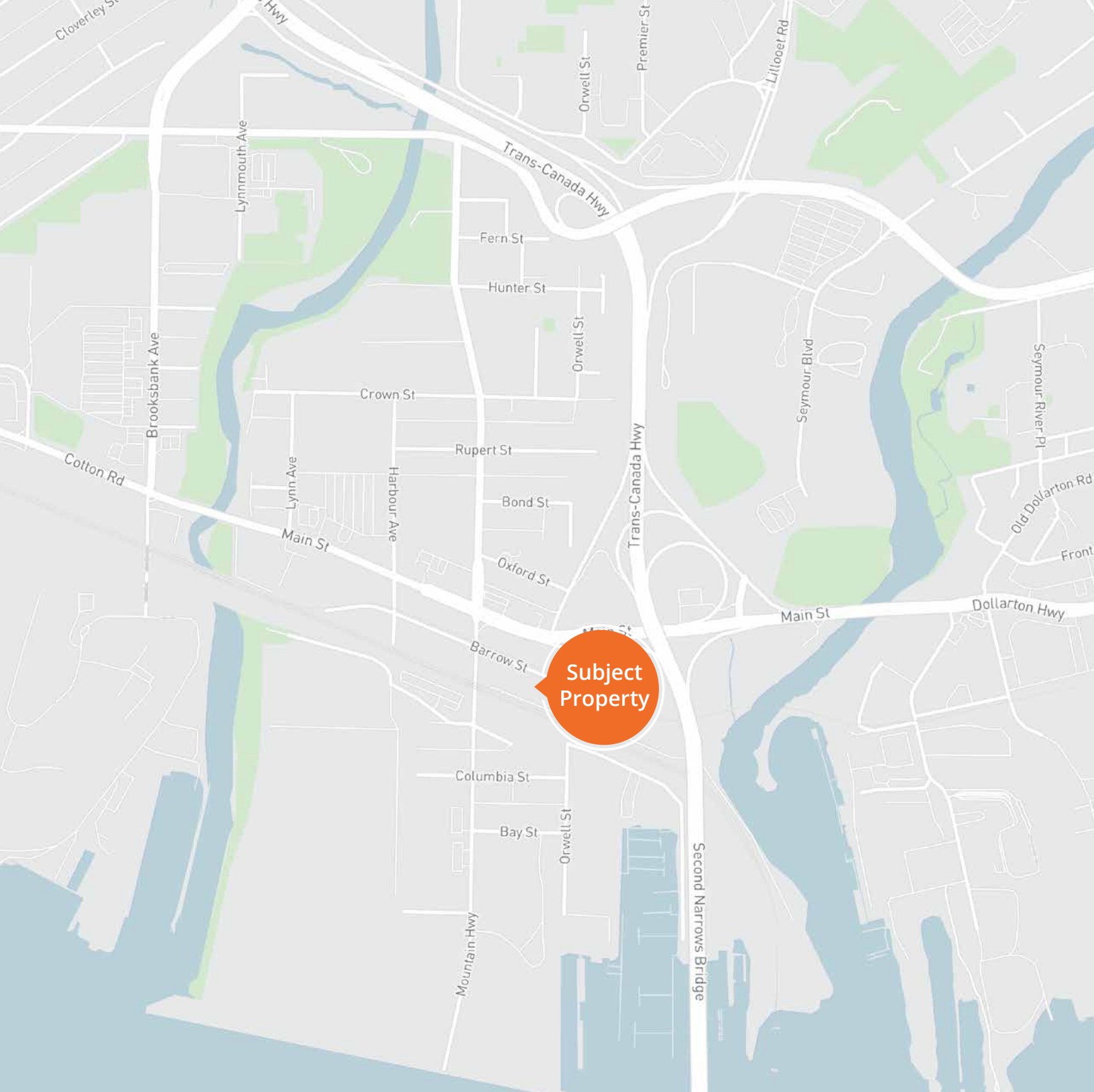
July 1, 2026

### Location

1465 & 1469 Barrow Street is conveniently located just off Main Street in North Vancouver's Lower Lynnmour industrial area. The property has good exposure to Mountain Highway and provides direct access to the Second Narrows Bridge and Trans Canada Highway

### Area highlights

- Convenient location with direct access to Highway 1 & Second Narrows Bridge
- Abundant retail amenities nearby
- Close to Phibbs Exchange bus station
- Exposure to Mountain Highway traffic



## Contact for more information

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