



**FOR LEASE**

**2,450 sf Industrial Unit**

315 Mansfield Place, North Vancouver

**BABYCH** GROUP  
REALTY

[formanpilkington.com](http://formanpilkington.com)

## Industrial Unit For Lease

**315 Manfield Place**  
North Vancouver

### Area

2,450 sf

### Basic Rent

\$24.00 per sf

### Additional Rent

\$11.50 per sf

### Zoning

I3 (Light Industrial)

### Parking

Ample parking at the building

### Loading

1 Grade Level loading door

### Ceiling Height

14'10" ft

### Availability

Immediately

### Opportunity

An exceptional opportunity to lease 2,450 sf of office/warehouse space in one of North Vancouver's established industrial corridors, featuring a high ceiling warehouse with mezzanine storage, grade level loading, and showroom/office space, well suited for a variety of industrial and service commercial uses.

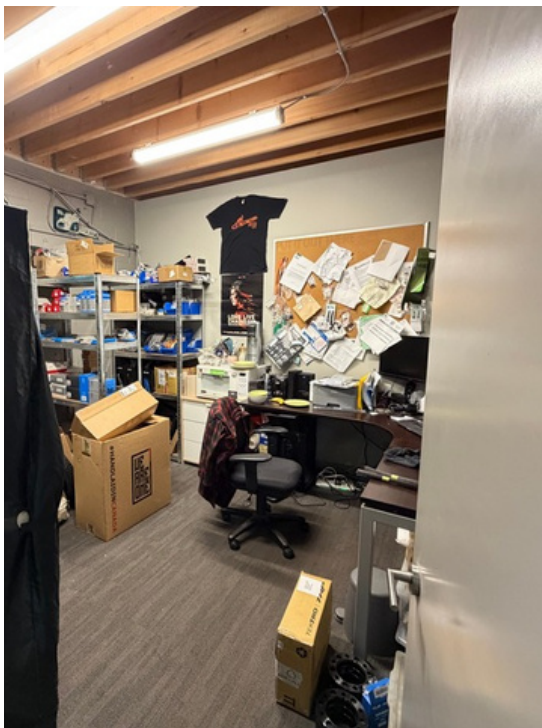
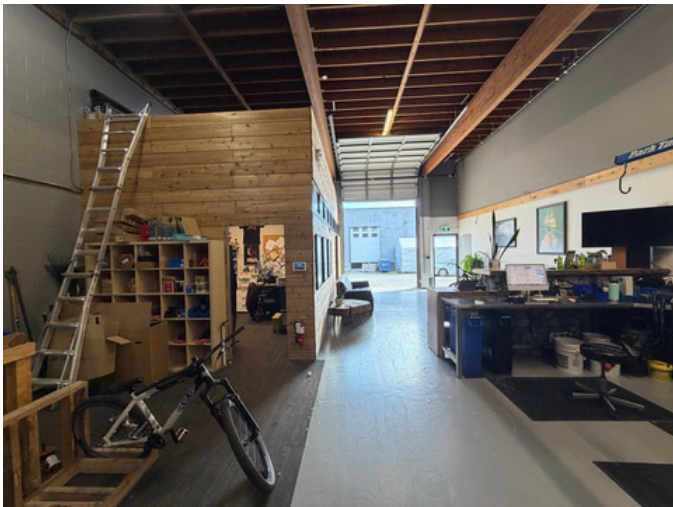
### Location

Situated in North Vancouver's Lynnmour Industrial Area with direct access to the Second Narrows Bridge, offering seamless connectivity to Vancouver and the broader Lower Mainland.

### Property Highlights

- High ceiling warehouse with mezzanine storage
- Showroom/office space
- 3 phase power
- 24-hour access







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