



Developed by:



Marketed by:

CBRE Limited
1021 West Hastings Street, Suite 2500
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Units 130 & 131: Building 2C
8610 Glenlyon Parkway

CBRE

Up to 11,223 sq. ft. of high quality
flex industrial / office space

For further information, please contact:

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newhavenbusinesspark.com

Building 2C: 11,223 square feet of ground floor warehouse/office space available

BUILDING FEATURES

- ESFR sprinklers
- ±24' clear ceiling heights
- Dock loading with grade potential
- T-5 warehouse lighting
- Extensive glazing
- Marine Way exposure
- Abundant surface parking available

IMPROVEMENTS INCLUDE:

UNIT 130

- Large showroom
- Two boardrooms and one lunchroom
- Mens and ladies washrooms
- 2 dock loading

UNIT 131

- Open plan office area
- 1 private office
- 1 washrooms
- 1 dock and 1 grade loading



AVAILABLE SPACE

UNIT	Office	Warehouse	Total
130	3,547	3,353	6,900 sq. ft.
131	700	3,623	4,323 sq. ft.
			11,223 sq. ft.

LEASE RATE

Unit 130 - \$15.00 per sq. ft.
Unit 131 - \$12.00 per sq. ft.

TAXES & OPERATING COSTS

Estimated at \$4.26 per sq. ft. (2016)

ZONING

- :: M5 - Light Industrial
- :: B1 - Suburban Office
- :: Zoning permits up to 25% ancillary retail

OCCUPANCY

Unit 130 - May 1, 2017
Unit 131 - Dec 1, 2016

