



FOR LEASE

Squamish's Premier
Business Park

1091
Commercial Place
Squamish, BC

GARIBALDI BUSINESS PARK

High Quality Light Industrial and Office
Units For Lease

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Warehouse and office units
from 1,450 - 34,000 SF



Central location by Walmart and
Home Depot



Coming March 2020



Accelerating success.

GARIBALDI BUSINESS PARK,
1091 COMMERCIAL PLACE, SQUAMISH, BC // **FOR LEASE**

The Opportunity



OPPORTUNITY

To lease high quality light industrial warehouse, showroom, light manufacturing and office space in a prominent position in the Squamish Business Park. Garibaldi Business Park has premium frontage on Commercial Place, 1/2 block off the major arterial route (Queens Way) and is surrounded by automotive and big box anchors. Units range from 1,450 – 34,000 SF with a generous basic unit demise to help set up your business!

LOCATION

Garibaldi Business Park is located on Commercial Place off the centre of Queens Way, the primary arterial route of the Squamish Business Park. Automotive anchors big box retailers and numerous tenant amenities are within a 5 minute walk. Blocks from Highway 99, CN rail and 5 minutes to the port. Truly in the heart of the Squamish Business Park.

ZONING

The property is currently zoned Light Industrial (I-1) as detailed in the District of Squamish Zoning Bylaw and subsequent amendments. This light industrial zoning includes a variety of uses including but not limited to; automobile oriented commercial, building supply outlets, equipment sales, trade contractor facilities, light manufacturing, distribution and warehousing plus office related functions

ASKING LEASE RATE

\$13.95 PSF (including a \$10.00 PSF tenant improvement) for units from 2,430 SF up to 34,685 SF
\$16.95 PSF for the 1,441 SF units (no tenant improvement allowance)

ADDITIONAL RENT

Budgeted at \$6.50 per sq. ft. for 2020

BUILDING FEATURES

- Concrete tilt-up construction
- 24' clear ceiling height
- Grade level 12' x 12' metal roll-up loading doors
- Store fronts with aluminum frame man doors and double glazed windows
- Metal canopies with metal & wood design elements
- Trowelled and sealed concrete floors
- Natural gas powered ceiling mount heaters
- 3 phase, 200A, 120V electrical panel to each unit
- LED light fixtures in warehouse
- Full height, fire rated, paint ready and insulated demising walls
- Fully sprinklered fire protection system with fire alarm
- Easy stairwell access to second floor units
- Roughed-in commercial washroom with fixtures

SURROUNDING OCCUPANTS



RE/MAX
Sea to Sky Real Estate
38261 Cleveland Avenue
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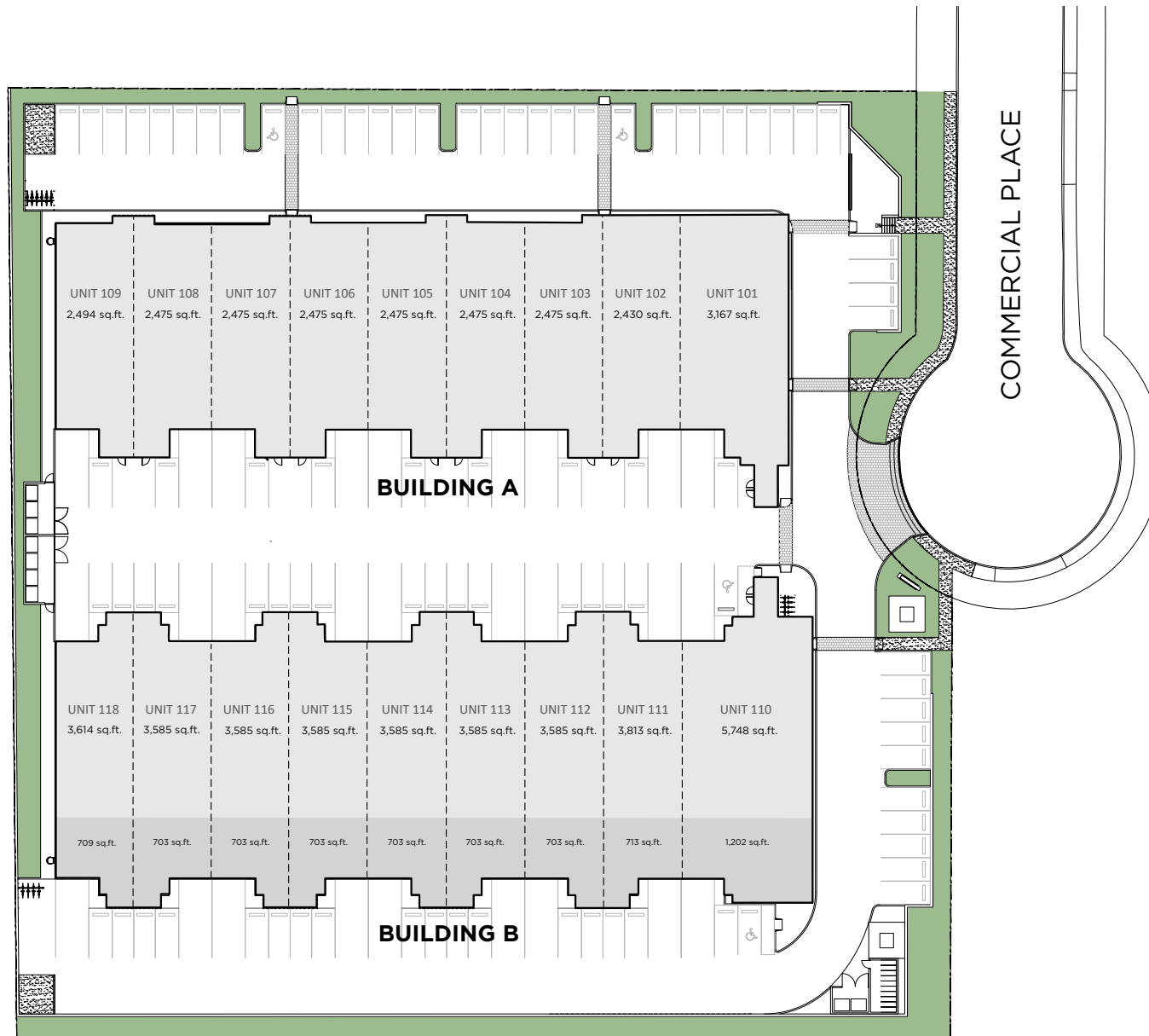
Unit Breakdown

BUILDING A	GROUND FLOOR AREA (SF)	GROUND FLOOR OFFICE (SF)	TOTAL FLOOR AREA (SF)	BUILDING B	GROUND FLOOR AREA (SF)	SECOND FLOOR OFFICE (SF)	TOTAL FLOOR AREA (SF)
UNIT 101	3,167	To Suit	3,167	UNIT 110	4,546	1,202	5,748
UNIT 102	2,430	To Suit	2,430	UNIT 111	3,100	713	3,813
UNIT 103	2,475	To Suit	2,475	UNIT 112	2,882	703	3,585
UNIT 104	2,475	To Suit	2,475	UNIT 113	2,882	703	3,585
UNIT 105	2,475	To Suit	2,475	UNIT 114	2,882	703	3,585
UNIT 106	2,475	To Suit	2,475	UNIT 115	2,882	703	3,585
UNIT 107	2,475	To Suit	2,475	UNIT 116	2,882	703	3,585
UNIT 108	2,475	To Suit	2,475	UNIT 117	2,882	703	3,585
UNIT 109	2,494	To Suit	2,494	UNIT 118	2,905	709	3,614
TOTAL	22,941	To Suit	22,941	TOTAL	27,843	6,842	34,685

UNITS CAN BE DEMISED TO 1,441 SF ON THE GROUND FLOOR FOR \$2,200 PER MONTH PLUS OPERATING COSTS AND TAXES

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Unit Plan



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Aerial

