

### **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

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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





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#### **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



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## Unit Breakdown



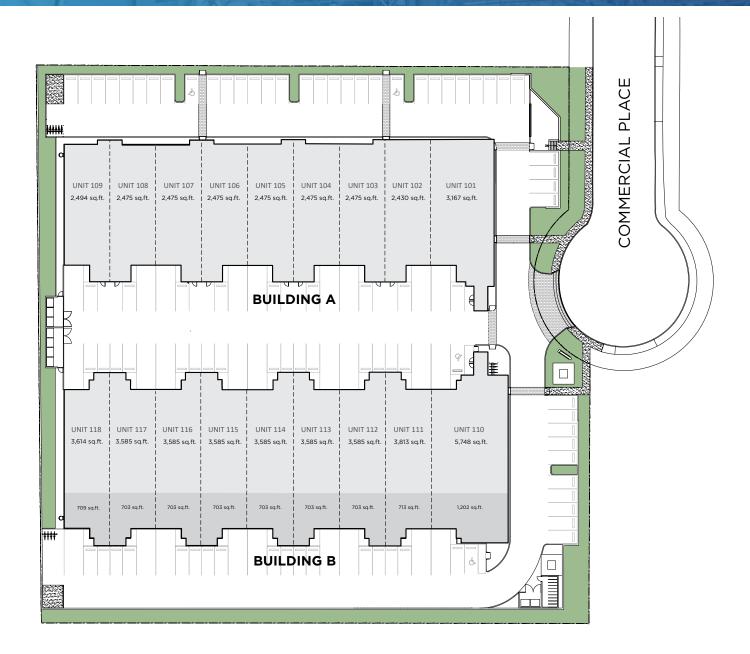
| BUILDING A | GROUND FLOOR<br>AREA (SF) | GROUND FLOOR<br>OFFICE (SF) | TOTAL FLOOR<br>AREA (SF) | BUILDING B | GROUND FLOOR<br>AREA (SF) | SECOND FLOOR<br>OFFICE (SF) | TOTAL FLOOR<br>AREA (SF) |
|------------|---------------------------|-----------------------------|--------------------------|------------|---------------------------|-----------------------------|--------------------------|
| 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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