

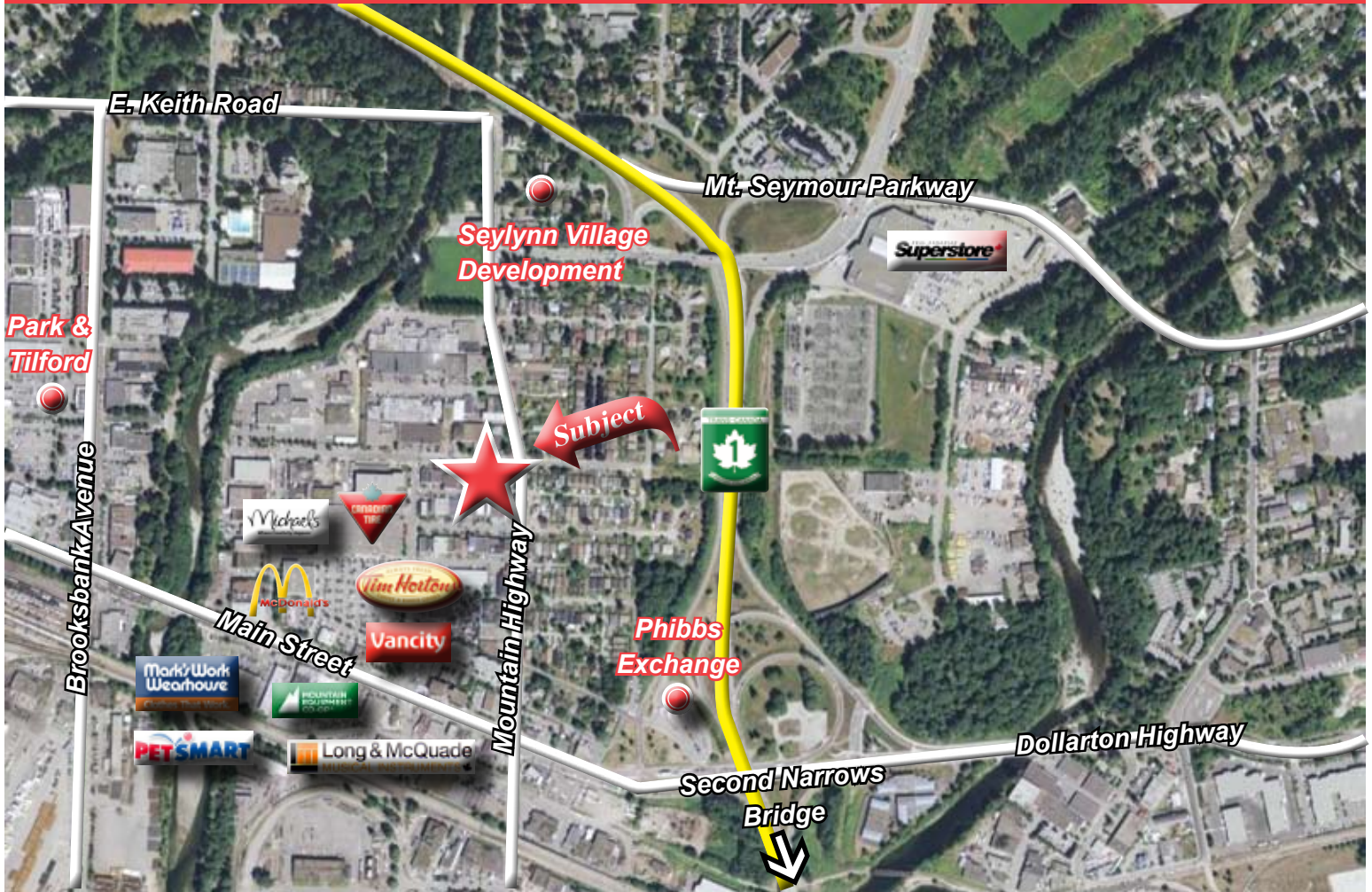


407 Mountain Highway, North Vancouver, BC
High Exposure Location

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DTZ Barnicke Vancouver Limited
800 - 475 West Georgia Street
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LOCATION:

Home to Haida Glass for many years, this building is strategically located at the northwest corner of Mountain Highway and Crown Street the subject property offers high exposure and quick access to Highway #1 and the 2nd Narrows Ironworkers Memorial Bridge via the Fern Street or Main Street interchanges. Numerous amenities are located nearby.

FEATURES:

- High exposure corner location
- 20' ceiling height in much of the warehouse
- 3 phase power
- Grade level loading
- 5 parking stalls
- Available immediately

BUILDING SIZE:

Warehouse	2,715 sq ft
Showroom/Office	1,189 sq ft
Second Floor Office	696 sq ft
Mezzanine Storage	2,286 sq ft
Total	6,886 sq ft

ZONING:

I-3 Light Industrial

LEASE RATE:

\$11.25 per sq ft fully net

TAXES & OPERATING:

TBA