



33149 – 33201 London Avenue

- 2,400 – 16,600 Square Feet Warehouse
- Yard Area

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LOCATION:

Situated south of Downtown Mission in the Waterfront Industrial area. The property is located between the CPR main line and Highway 11 with excellent access to Highway 11 and Lougheed Highway. The property is adjacent to and immediately east of the West Coast Express Parking lot.

AVAILABLE:

Unit	Area	Basic Rent
33149 London Avenue		
15-16	2,500 sq ft	\$6.25 PSF
33167 London Avenue		
4-5	2,500 sq ft	\$6.25 PSF
9-16	16,600 sq ft	
	10,000 sq ft ground floor warehouse	\$6.25 PSF
	2,500 sq ft mezzanine office	\$2.25 PSF
	4,100 sq ft mezzanine shop/storage	\$1.25 PSF
33201 London Avenue		
C & D	2,400 sq ft	\$6.25 PSF

ADDITIONAL RENT:

\$2.68 per sq ft (2009)

ZONING:

C5 and M2 (mixed use and industrial)

AVAILABLE:

Immediate – 30 days

FEATURES:

- Grade loading
- Good parking available adjacent to units
- Additional yard storage area and parking available for lease at \$1 per sq ft per annum
- London Avenue exposure

COMMENTS:

- Units 9 – 16, 33167 London Avenue may be leased as one unit may be split into units in multiples of 1,250 sq ft. All or part of the mezzanine may be removed.
- Potential for retail/service commercial uses on the London Avenue frontage.
- Landlord will consider proposals to upgrade storefronts.