



**CUSHMAN &
WAKEFIELD**

FOR LEASE

**39400 GOVERNMENT ROAD
SQUAMISH, BC**

6,000 - 49,639 sf Available
And up to ±20 Acres of Yard



Bill Randall

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LOCATION

Located between Vancouver to the south and Whistler to the north Squamish is a dynamic community with a population of nearly 25,000 centered on the Sea to Sky Corridor (Highway 99). This outstanding location offers remarkable development, recreation, and investment options. The area is serviced by a deepwater port, CN Rail, Highway 99 (the Sea-to-Sky Highway), and a general aviation airport.



CAR SHOP BUILDING FEATURES

- Up to 30' ceiling height
- Six large electric grade doors
- Efficient design and layout
- Steel frame building
- Good parking
- Ample yard areas
- Heavy power

CAR SHOP SIZE*

Warehouse	43,545 sf
Office	6,094 sf
Total Area	49,639 sf

DOUBLE QUONSET SIZE*

Warehouse	6,000 sf
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** Sizes are approximate*

ZONING

I-2 (General Industrial)

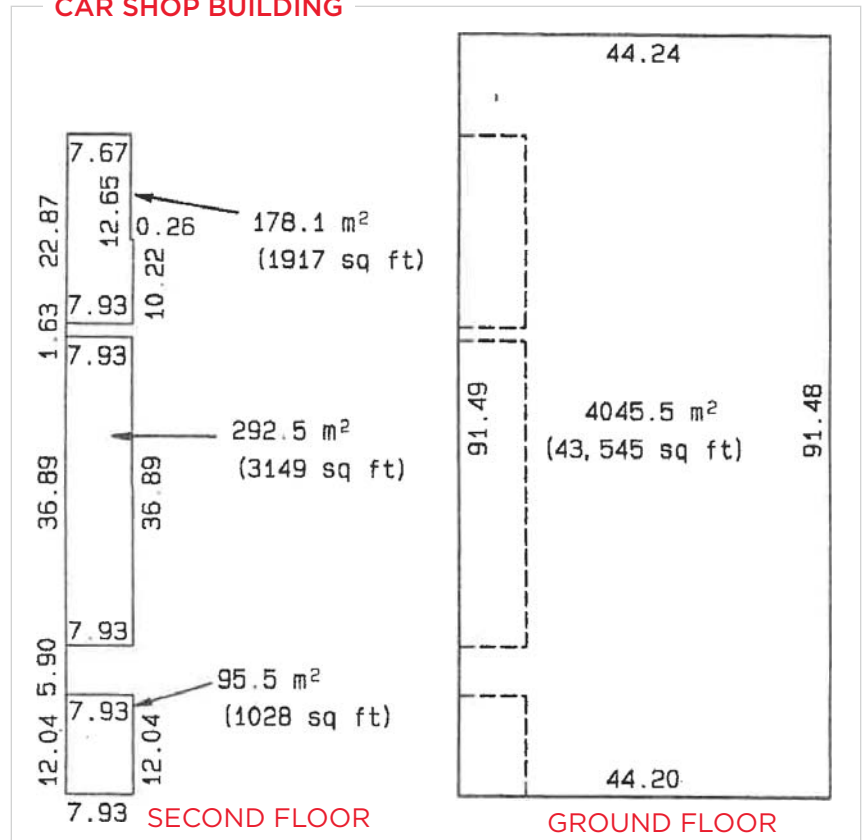
OCCUPANCY

Immediate

LEASE RATE

Car Shop Building	\$9.00 psf, net
Double Quonset Warehouse	\$7.50 psf, net
Yard Area	\$2.50 psf, net

CAR SHOP BUILDING



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