

FOR LEASE

Manufacturing/Warehousing Buildings of  
6,000 sf, 8,060 sf & 30,000 sf  
Up to 35 Acres of Yard Available



39400 Government Road, Squamish, BC

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 **CUSHMAN &  
WAKEFIELD  
LEPAGE**  
Global Real Estate Solutions

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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 16,000 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. With the development of the Sea to Sky University and Capilano College, revitalization of the Squamish downtown waterfront, \$600 million upgrade of the Sea to Sky Highway 99, \$102 million Nordic Centre and the proposed Garibaldi ski resort, Squamish is experiencing vigorous economic expansion.

## BUILDING FEATURES

- Up to 30' ceiling height
- Grade and rail doors
- Efficient design and layout
- Steel frame buildings
- Excellent loading
- Good parking
- Ample yard areas
- Heavy power
- Cranes available

## ZONING

I-2 (General Industrial)

## LEASE RATE

\$6.50 per square foot, net (buildings)  
\$1.00 per square foot (yard)

## PROPERTY TAXES & OPERATING COSTS

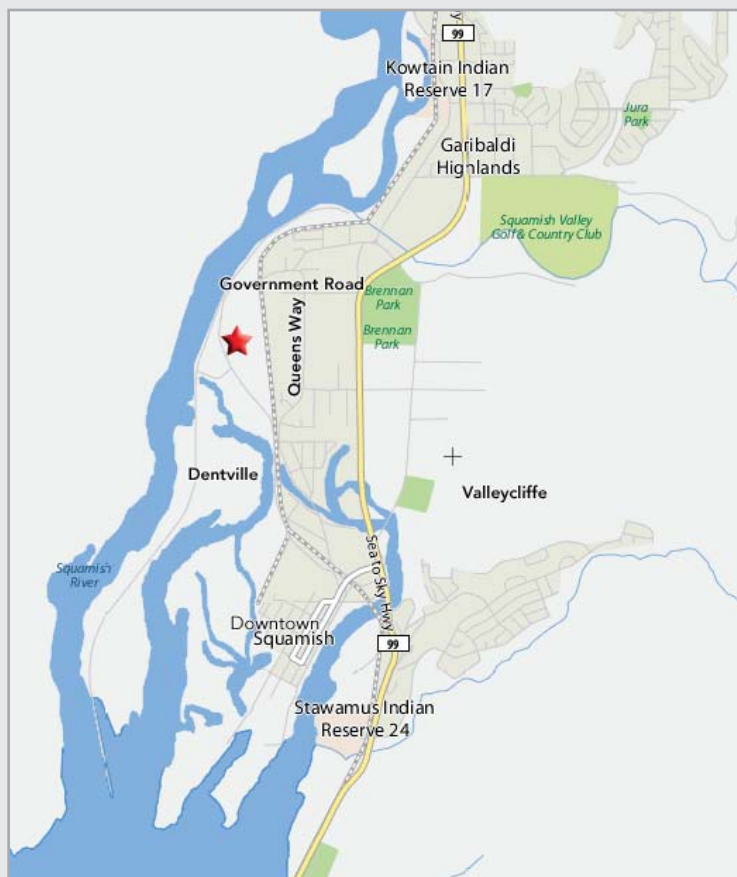
Estimated \$1.00 psf

## OCCUPANCY

Immediate

## SPACE AVAILABLE

Double Quonset Building	
Shop:	5,700 sq.ft.
Office:	300 sq.ft.
Total:	6,000 sq.ft.
Administration Building	
Office:	8,060 sq.ft.
Total:	8,060 sq.ft.
Paint Shop Building	
Shop:	28,000 sq.ft.
Office:	2,000 sq.ft.
Total:	30,000 sq.ft.



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