

INDUSTRIAL SPACE

FOR LEASE

977 WEST 1ST STREET

North Vancouver, BC

7,803 SF of Warehouse Space



977 W 1ST AVE

WAREHOUSE SPACE IN NORTH VANCOUVER

A centrally located North Vancouver warehouse featuring dock-level loading, and flexible zoning.

PROPERTY OVERVIEW

Size: 7,803 SF

Ceiling Height: 12"

Availability: Immediately

Asking Lease Rate: Contact Leasing Agent

Additional Rent: \$8.27 psf
(2025 Estimate)

ZONING

M-3 - Allows a wide range of industrial uses

POWER SUPPLY

200 amp, 3 phase power

HIGHLIGHTS:

Five Dedicated Parking Spaces:

Convenient on-site parking for staff or visitors

Dock-High Loading:

10' x 10' overhead door for efficient deliveries

12' Clear Ceiling Height:

Ideal for storage, racking, or light industrial use

Direct Second-Level Access:

Ramp to second level allows loading

THE OPPORTUNITY

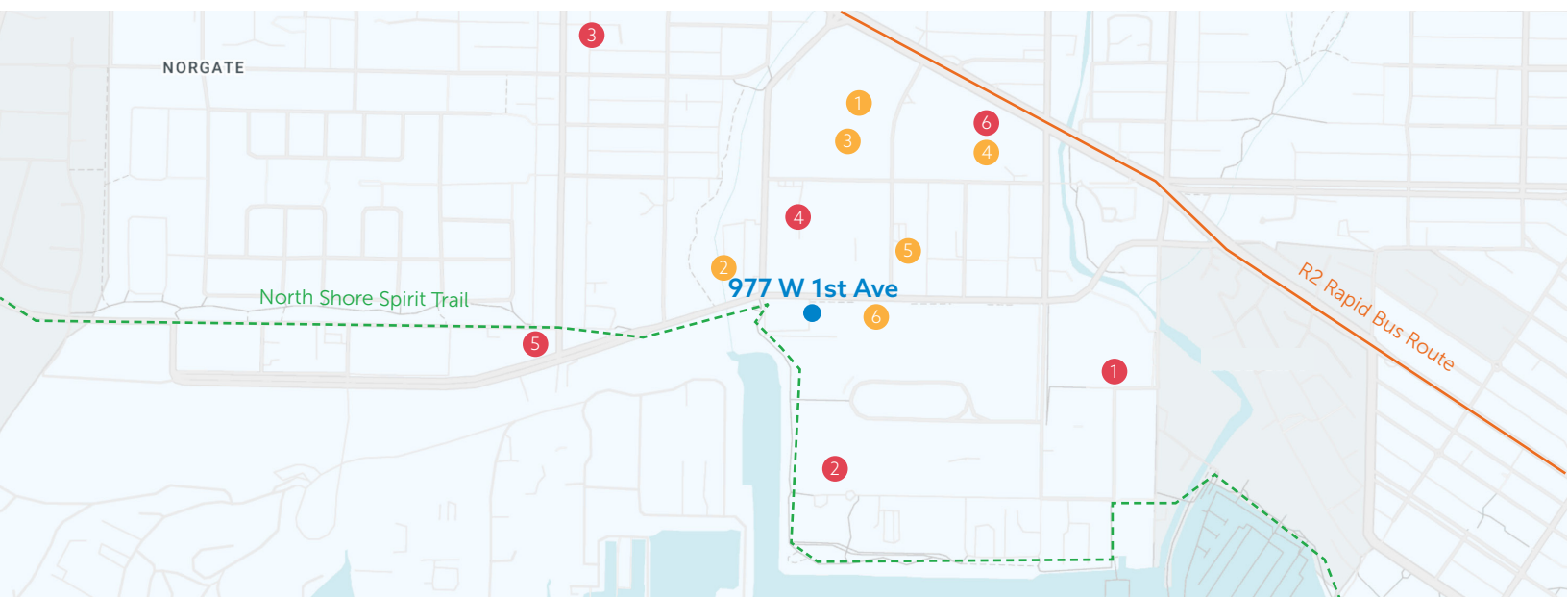
- Centrally located warehouse unit in North Vancouver
- Dock-level loading for efficient logistics
- Excellent access to major transportation routes



Prime North Vancouver Location with Transit Access, Trailside Living, and proximity to shopping and services.

LOCATION HIGHLIGHTS:

- Centrally located in vibrant North Vancouver
- Steps from the scenic North Shore Spirit Trail
- Access to public transit options
- Just minutes from Capilano Mall and key amenities



NEARBY AMENITIES

SHOPPING & SERVICES

- 1 Capilano Mall
- 2 Advanced Self Storage North Van
- 3 Walmart Supercentre
- 4 LensCrafters
- 5 Dick's Lumber & Building Supplies
- 6 RONA North Vancouver

RESTAURANTS

- 1 Black Kettle Brewing Company
- 2 Thomas Haas Fine Chocolate & Patisserie
- 3 Cactus Club Cafe
- 4 La Valentina Mexican Cuisine
- 5 Pemberton Station Neighbourhood Pub
- 6 Cora Breakfast and Lunch

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