



For Lease: Industrial

1516-1518 Columbia Street

North Vancouver, BC

Flexible industrial leasing opportunity near the Second Narrows Bridge in Lynnmour

Lennard:

520-800 West Pender Street, Vancouver
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lennard.com

The Opportunity

Flexible industrial leasing opportunity in North Vancouver's Lynn timer industrial area. 1516-1518 Columbia Street comprises two adjacent units totalling 6,439 SF, available together or separately. Each unit offers a functional mix of open warehouse, ground floor showroom and office, and second floor office. Warehouse features include 18' clear ceiling height, 3-phase power, and one large grade loading door per unit. Located at the base of the Second Narrows Bridge, the property provides efficient access to the North Shore, Burnaby, and Vancouver, with Phibbs Exchange approximately a 10-minute walk away.



Here is where
your business
will grow.



1516-1518 Columbia Street

North Vancouver, BC



Available Area

Unit 1516 3,282 SF

Unit 1518 3,157 SF

Total 6,439 SF



Net Rent

\$21.00 PSF/annum

Additional Rent (2025 Estimate)

\$9.50 PSF/annum



Zoning

EZ-I



Loading

One (1) large grade
loading door per unit



Clear Height

18' clear



Power

3-phase



Parking

Four (4) stalls per unit



Amenity Map

1516-1518 Columbia Street

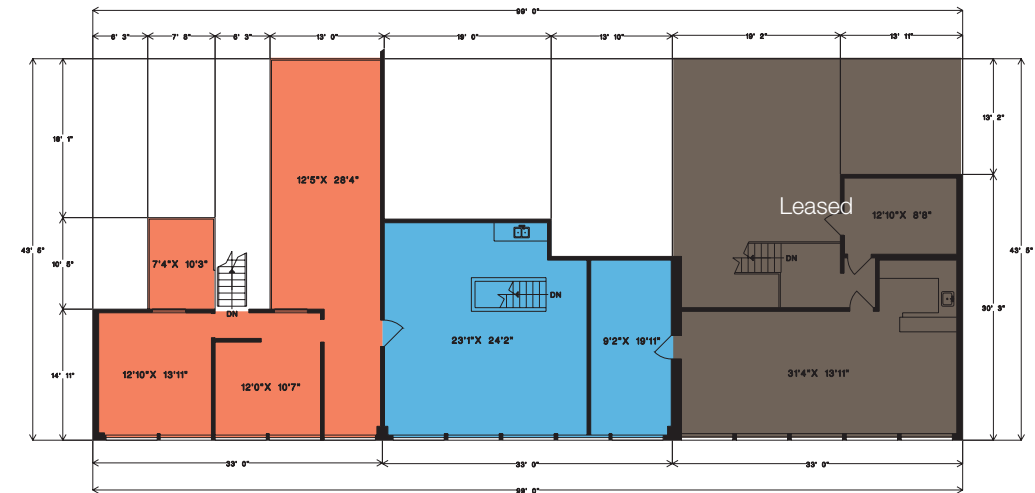


- | | | | |
|--|---|---|---|
| 1 Park & Tilford Shopping Mall
The Gull Liquor Store | 5 Coast Outdoors
Canadian Tire
Michaels
Moja Coffee
Tim Hortons | 8 Wildeye Brewing | 12 Tality Wellness Secret
Bean Around The World Coffees |
| 2 MEC | 6 Dollarama
Mark's
PokeLani
PetSmart | 9 Wendy's
Chevron
Kenaize Cafe | 13 Coast Mountain CrossFit |
| 3 Lynn Creek Community
Recreation Centre
Seyllynn Park | 7 Harbourview Park | 10 Saboo Restaurant
RBC
Super Stop Express | 14 Good Co.
Starbucks
Buddha Full
CIBC
Barcelos Flame Grilled Chicken |
| 4 Bridge Brewing Company
Cafe Overflow | | 11 A&W
Peach Blossom Child Care Centre
Stuffies Pastries Cafe | Phibbs Exchange |

Floor Plan

1516-1518 Columbia Street

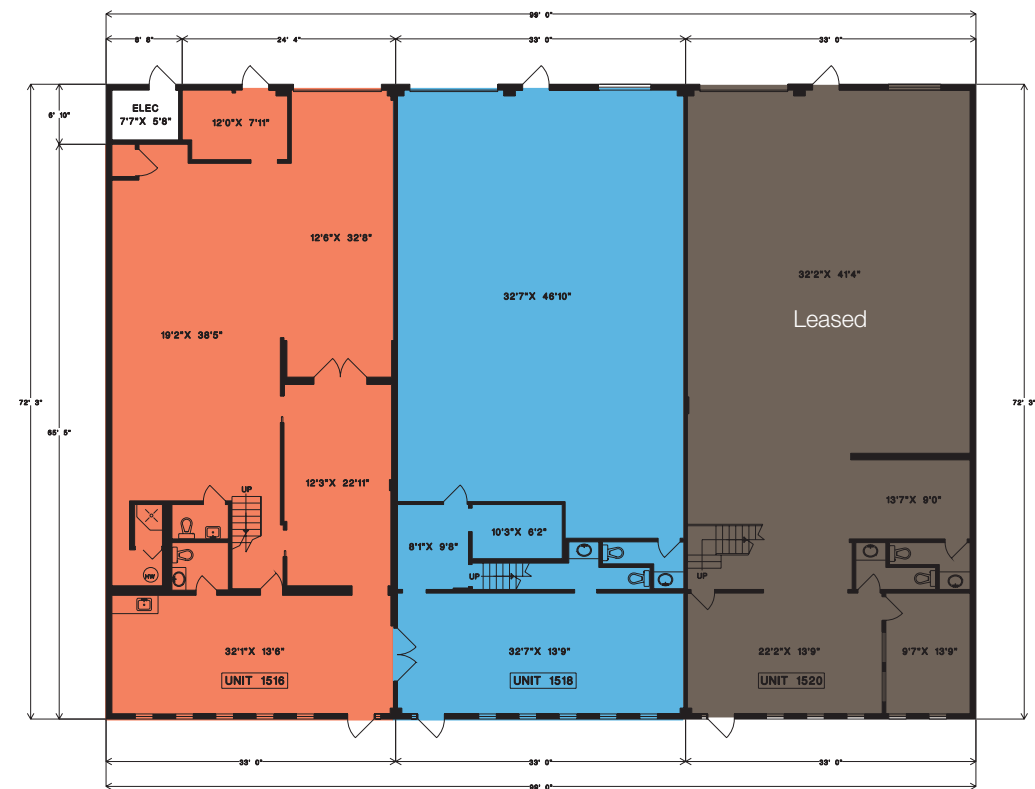
2nd Floor



Unit 1516

Warehouse	1,441 SF
Showroom	884 SF
2 nd Floor Office	957 SF
Total	3,282 SF

Ground Floor



Unit 1518

Warehouse	1,624 SF
Showroom	760 SF
2 nd Floor Office	773 SF
Total	3,157 SF

Units can be leased together or separately



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