

THE CHOICE IS YOURS,
BUT THESE CENTRAL
LOCATIONS WON'T LAST.

With the pent-up demand for industrial space in the City of Vancouver's constrained real estate market, uptake is projected to be swift. Act now, and take your business to the next level of real estate ownership.



FOR MORE
INFORMATION,
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pcurban
property re-imagined

A Vancouver-based real estate development and investment company, specializing in re-imagining residential and commercial/industrial properties that have true, unrealized potential.



PUT YOUR BUSINESS AT THE CENTER
OF THE ACTION.



IntraUrban Gateway is designed for businesses that benefit from the traffic and customer mix generated by South Vancouver's main hub of transportation and density.

Whether you seek showroom, light industrial office or retail frontage, you'll be able to get right to work.



LOCATION. DESIGN. OWNERSHIP. VISION.

A LOCATION THAT'S ALMOST TOO GOOD TO BE INDUSTRIAL.

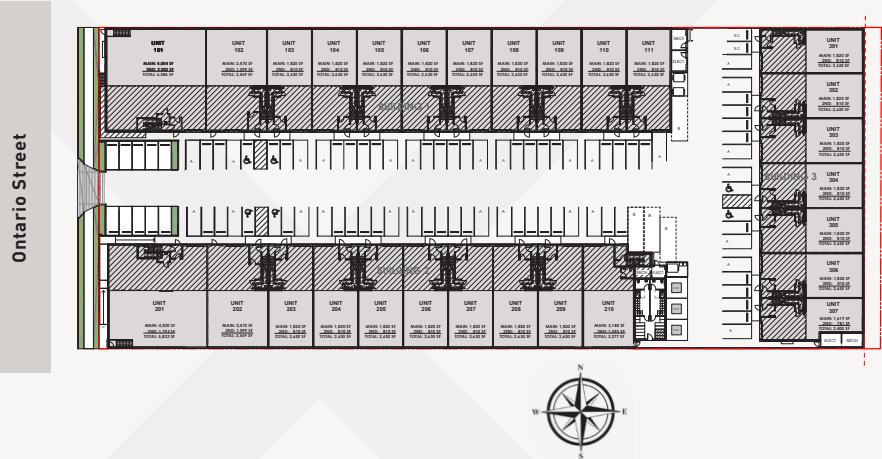
IntraUrban Gateway will offer XXX,XXX square feet of space, ready for your business ideas. With easy access to Transit, Canada Line, YVR and all the action of the Marine Gateway community, its perfectly suited for new generation I-2 (Industrial) zoned businesses, including:

- **Building & Industrial Groups**
 - **Furniture Suppliers (showroom and storage)**
 - **Food Manufacturing & Production**
 - **Food/Beverage**
(Brewery, Coffee Roaster, etc.)
 - **Training / Education Groups**
- **Tech-Service**
 - **Commercial Cleaners**
 - **Construction Contractors**
 - **Landscaping**
 - **Photography Studio**
 - **Production/Rehearsal Studio**

Thoughtful location - leading edge design. Built for growing your business.



Best-in-class architects and designers have created business space that's almost too good to be industrial.



Unit sizes range from XXXX to XXXX square feet, with industry-ready options built in for efficiency and productivity, including:

- **Contemporary storefront and generous glazing**
- **Grade level loading per unit**
- **±26' clear ceiling heights**
- **ESFR sprinklers**
- **3-phase power (200 amp)**
- **Built-in concrete mezzanines w/operable windows**
- **High efficiency lighting**
- **Skylights in warehouse**
- **Heavy floor load capacity (300 lbs/sf)**
- **Handicapped accessible washroom on main floor**
- **Separately metered utilities**

It's time for your business to build equity.

Instead of paying your landlord's mortgage, why not pay your own. While historic numbers are no indicator of future performance, the increase in values of IntraUrban Business Parks speak for themselves.

VANCOUVER INDUSTRIAL STRATA

Price per Square Foot - 2016 to 2020

