



 **FRONTLINE**
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

FOR LEASE

PROPERTY HIGHLIGHTS:

- Freestanding building opportunities
- Units from 2,768 - 15,205 sf
- Spring 2012 completion
- \$8.00 psf net

For more information
PLEASE CONTACT:

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PROJECT OVERVIEW

LOCATION

The subject property is situated at the intersection of Gloucester Way and 272 Street. Gloucester Industrial Estates benefits from its convenient access to Highway 1 and direct route to the U.S. border crossing via 264th Street. In the future, the subject property will be easily accessed via the 272 Street overpass.

OPPORTUNITY

The Creekside Business Centre is the Gloucester Industrial Estates newest multi-tenant facility with a projected completion of Spring 2012. The building will be a concrete tilt up and will benefit from first class features. This established industrial park is home to major firms including General Motors, Weyerhaeuser Canada, Freybe Gourmet Foods, Cintas, Taiga and Overwaitea Foods. The subject property consists of two 14,000 square foot multi-tenant buildings with contiguous spaces available from 2,500 square feet to 14,620 square feet.



FOR MORE INFORMATION CALL 604.687.8300

PROJECT FEATURES

- Concrete tilt up construction
- Grade loading
- Extensive Gloucester Way frontage

ZONING

M-2A zoning (general industrial zone) allowing for a wide range of industrial.

BASIC RENT

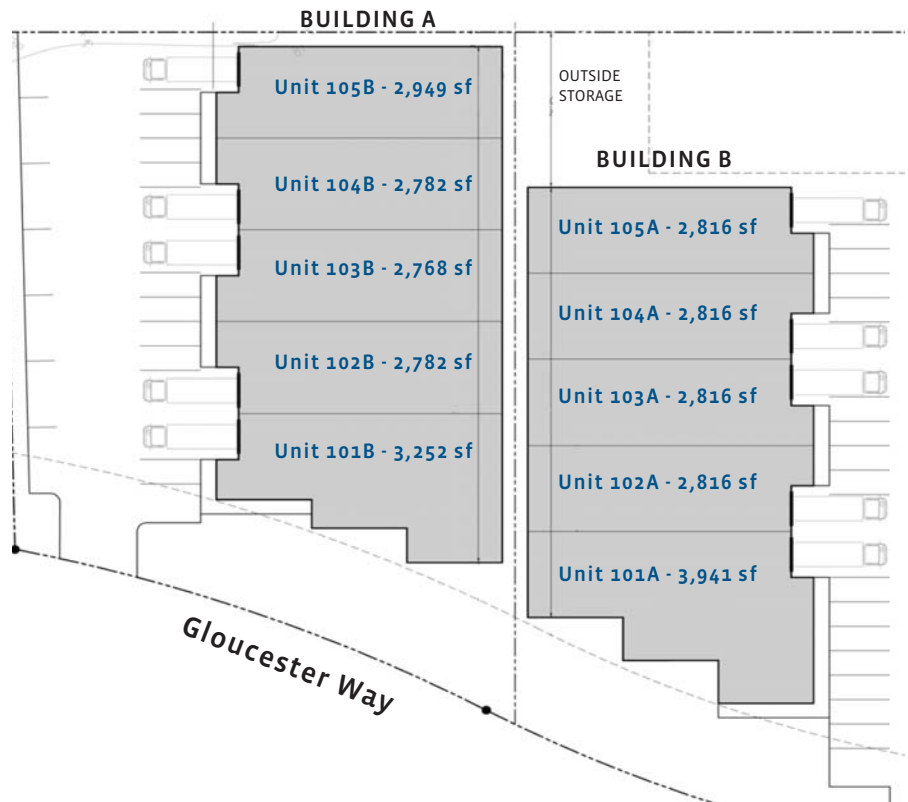
\$8.00 psf net

ADDITIONAL RENT

\$3.50 psf taxes & operating

AVAILABILITY

Spring 2012



BUILDING A

UNIT	AREA	GROSS MONTHLY PAYMENTS
101A	3,941 sf	\$3,776.79
102A	2,816 sf	\$2,698.67
103A	2,816 sf	\$2,698.67
104A	2,816 sf	\$2,698.67
105A	2,816 sf	\$2,698.67

BUILDING B

UNIT	AREA	GROSS MONTHLY PAYMENTS
101B	3,252 sf	\$3,116.50
102B	2,782 sf	\$2,666.08
103B	2,768 sf	\$2,652.67
104B	2,782 sf	\$2,666.08
105B	2,949 sf	\$2,826.12

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