

# SEA TO SKY BUSINESS PARK

Squamish, BC

SERVICE RETAIL | OFFICE | LIGHT INDUSTRIAL | WAREHOUSE

# FOR LEASE



## PROPERTY HIGHLIGHTS

- Immediate neighbors: Walmart, Home Depot & Toyota
- Highway traffic up to 14,000 vehicles daily
- Bays from 1,340 - 15,760 sq ft
- Build to suit opportunities up to 50,000 sq ft
- High quality tilt-up concrete construction with 22-24 ft ceiling height
- High traffic, central location accessible to Highway 99, CN Rail & Port
- 2 story height with mezzanine & 2nd floor options
- Ample parking, circulation and loading doors
- Modern, west coast design with timber accents and awnings
- Comprehensive signage plans for all users
- Great mix of onsite anchors

[www.seatoskybusinesspark.com](http://www.seatoskybusinesspark.com)

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# SEA TO SKY BUSINESS PARK

Squamish, BC

## SEA TO SKY BUSINESS PARK

Sea to Sky Business Park is a 16 acre master planned business park in Squamish, BC by the Solterra Group of Companies. The first phase of the site of over 100,000 square feet of service retail, warehouse, indoor recreation and accessory office space is fully leased. The site is complemented by over 21,000 sq. ft. of fully occupied retail at the gateway to the site at the corner of Commercial Way and Discovery Way. Phase 2 at 39455 Discovery Way is now leasing with a Spring 2023 completion. Building 1 is 26,308 sq. ft. offering warehouse and service retail from 1,703-10,218 sq. ft. plus mezzanine. Building 2 is 41,063 sq. ft. offering warehouse and service retail from 1,340-15,760 sq. ft. plus mezzanine.

## SQUAMISH FACTS

- 35 minutes to Whistler and 45 minutes to downtown Vancouver
- Connected by upgraded highway, CN rail and a deep sea port
- Median age of 37.8; approx 23,819 people in total
- Business Hub for the Sea to Sky Corridor with a local trade area of approx 42,000 people from Lions Bay to Lillooett
- Highway traffic of up 16,000 vehicles daily
- Average household income of \$88,400 and approximately 26% higher than BC average

## PROPERTY LOCATION

Phase 2 of Sea to Sky Business Park is located in the Squamish Business Park, just off Highway 99 in the centre of the District of Squamish. The site itself is 1.5 blocks west of Highway 99 across the street from Home Depot and adjacent to Wal-Mart and the primary highway access. The site borders a local collector route and is 2 blocks from CN Rail and 5 minutes from a break bulk deep-sea port terminal. There is a unique mix of indoor recreation, recreation technology and light industrial users occupying the four fully leased buildings in Phase 1 of Sea to Sky Business Park as well as numerous restaurants and services at Sea to Sky Retail Park.

## ZONING

(I-8) Light Industrial zoning includes a variety of uses including but not limited to: automobile oriented commercial, building supply outlets, business and professional office minor with restrictions, equipment sales, light industrial, motor vehicle repair shops, nurseries, trade contractor facilities, manufacturing, distribution and warehousing, recreation technology and indoor recreation.



# SEA TO SKY BUSINESS PARK

Squamish, BC



- Business hub for the Sea to Sky Corridor
- 45 minutes to Vancouver (65 km); daily traffic of 14,000 vehicles
- 35 minutes to Whistler (50km); daily traffic of 9,000 vehicles
- 5 minutes to deep sea port terminal
- 2 blocks to CN Rail loading facility
- Site anchors include climbing gym, fitness centre, trampoline facility, brewery, bakery, auto detailer & outdoor gear manufacturers

FOR MORE INFORMATION CONTACT:

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## BUILDING SPECIFICATIONS

### Standard Unit Specification:

- Concrete tilt-up construction, 22-24 ft clear ceiling height (some higher units)
- Rear or front, grade level 12' x 14' metal vertical overhead loading doors
- Store fronts with aluminum frame main doors and double glazed windows
- Metal/wood canopies and architectural design elements
- Trowelled concrete floors
- Gas fired heaters with electronic ignition
- 3 phase, 200A, 120V 42 circuit electrical panel and basic breakers/plug
- Light fixtures in warehouse, exit signs and interior/exterior security lighting
- Telus or Shaw service conduits to each unit
- Full height and insulated demising walls between units
- Fully sprinklered fire protection system with fire alarm
- Metal roof with EPDM roofing membrane
- Complete commercial washroom with fixtures

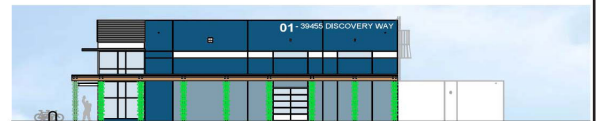


1 BUILDING 01 - NORTH ELEVATION  
SCALE 1:100

BUILDING 1



2 BUILDING 01 - EAST ELEVATION  
SCALE 1:100



3 BUILDING 01 - WEST ELEVATION  
SCALE 1:100



4 BUILDING 01 - SOUTH ELEVATION  
SCALE 1:100



1 BUILDING 02 - OVERALL SOUTH ELEVATION  
SCALE 1:100

BUILDING 2



2 BUILDING 02 - OVERALL WEST ELEVATION  
SCALE 1:100



3 BUILDING 02 - OVERALL EAST ELEVATION  
SCALE 1:100



4 BUILDING 02 - OVERALL NORTH ELEVATION  
SCALE 1:100

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## SITE LAYOUT

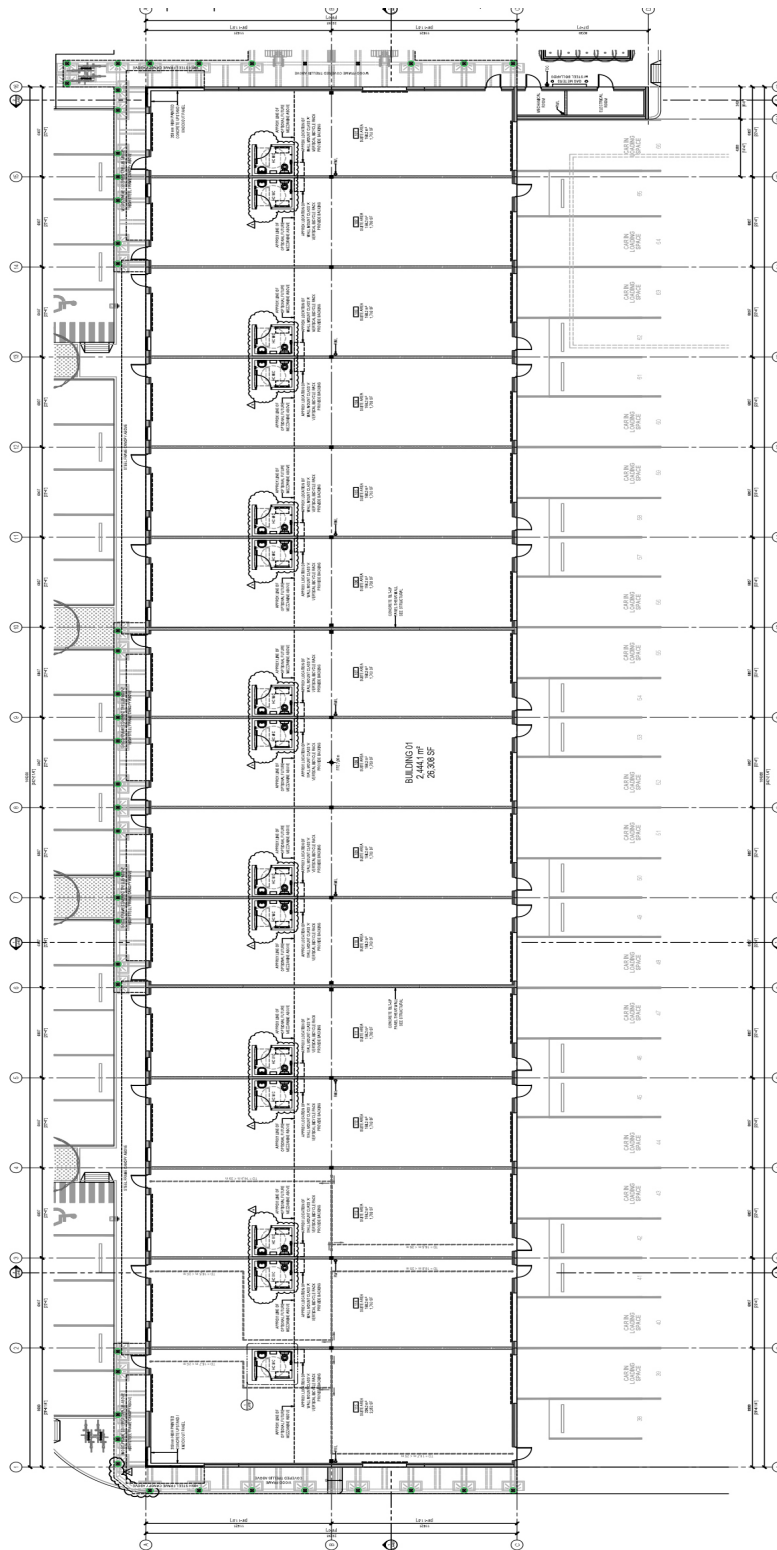


# SEA TO SKY BUSINESS PARK

Squamish, BC

DISCOVERY WAY

BUILDING 1



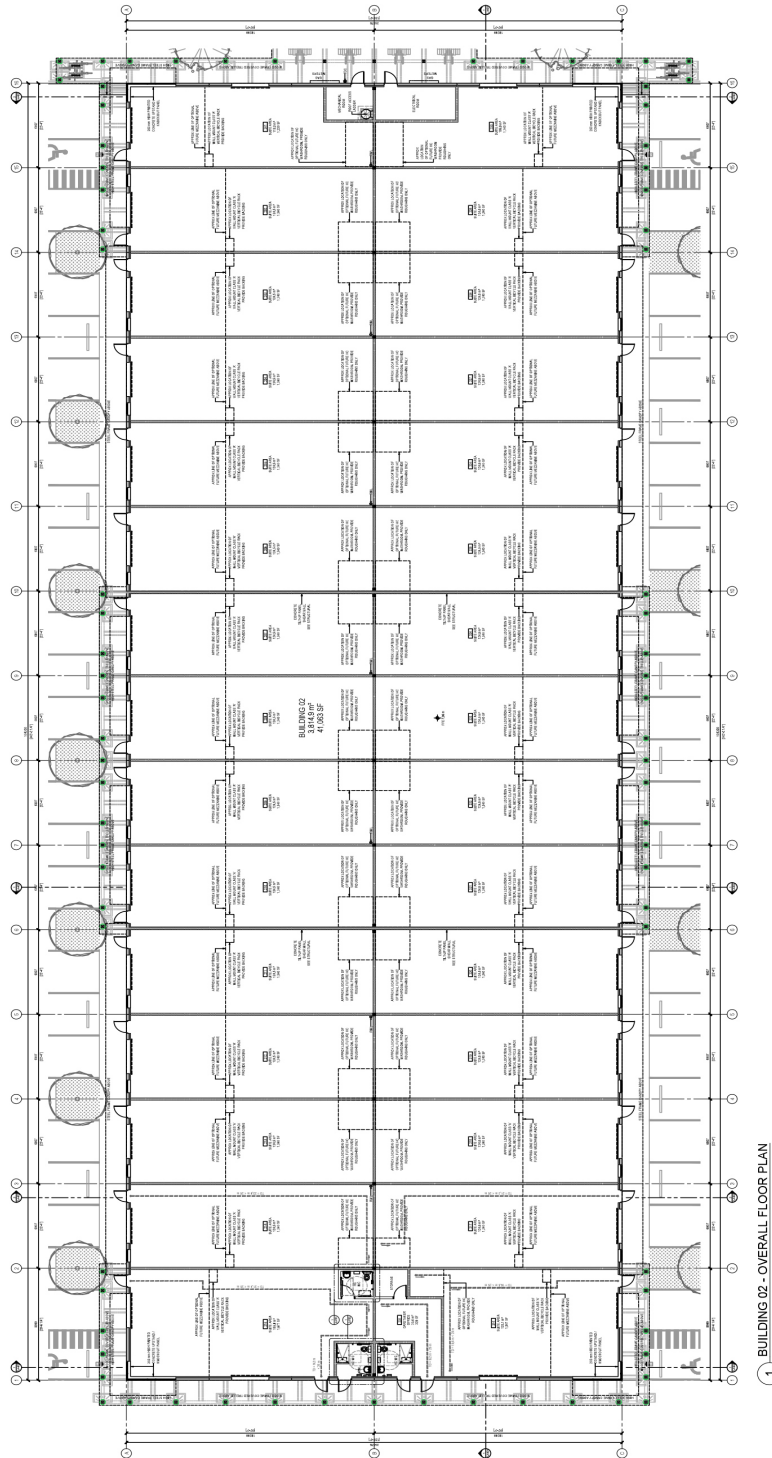
1 BUILDING 01 - OVERALL FLOOR PLAN  
SCALE 1:100

# SEA TO SKY BUSINESS PARK

Squamish, BC

DISCOVERY WAY

BUILDING 2



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