

FOR LEASE | INDUSTRIAL
520 TWENTY-FIRST STREET
NEW WESTMINSTER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **0.85 Acre Site**
- ▶ **Approximately 26,000 SF Gated and Paved Area**
- ▶ **Affordable and Centrally Located**

Location

The subject property is located on the south side of Marine Way immediately east of the Queensborough Bridge. Access is available via River Drive, which runs south from Marine Way just east of the bridge. An additional signalized access point is located further east at 5th Avenue and Stewardson Way in front of Krueger Paper.

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Zoning

M-1 (Industrial)

Site Size

0.85 acre

Note: The property comprises 0.56 acre of unencumbered land and 0.29 acre encumbered with a BC Hydro ROW.

Basic Rent

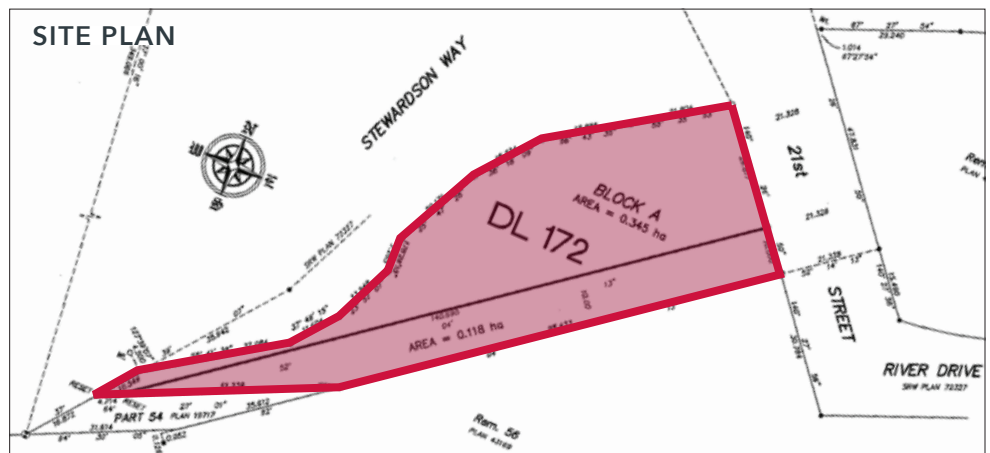
\$5,000 per month plus GST

Property Taxes (2025)

\$3,713.76 per month plus GST

Total Rent

\$8,713.76 per month plus GST



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