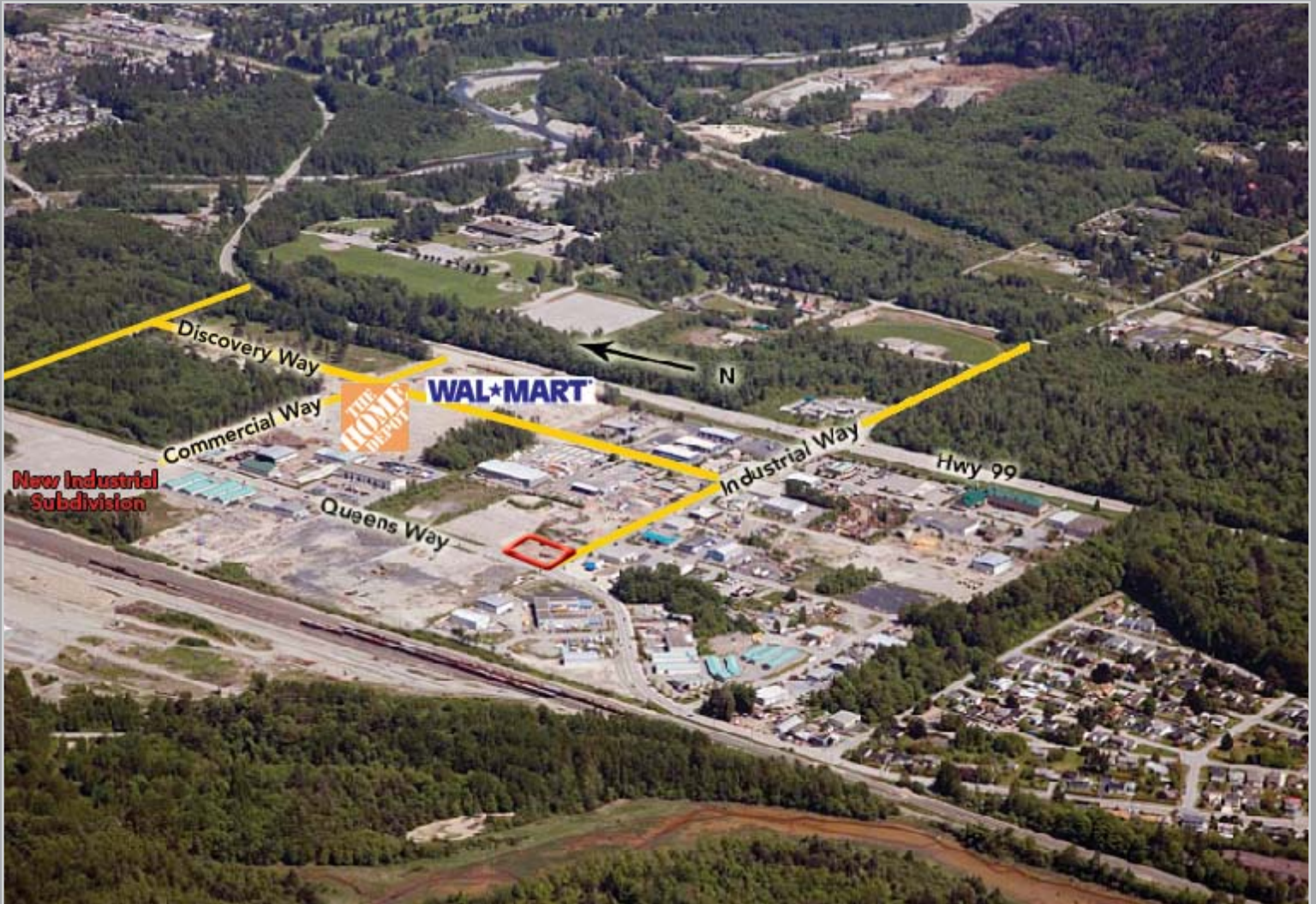


Investment Opportunity:

1.08 Acre High Exposure Industrial Lot Squamish Business Park



38934 Queens Way & 1018 Industrial Way, Squamish, BC

This level, cleared corner acre is located on the north east corner of Queens Way & Industrial Way. This location offers high visibility on 2 of the main roads in the Squamish Business Park. Across the street is Kal Tire and to the north and west are two new industrial developments soon to be underway.

Located on the north east corner of the arterial road (Queens Way) which services the residential areas of Brackendale to downtown Squamish, this location offers incredible exposure. As the highway through Squamish becomes busier due to the additional intersections and lights, Queens way will benefit with increased traffic flows and this location will be seen as one of the best available.

Exclusively listed by:

Dag Meyer

DIR: 604.640.5887

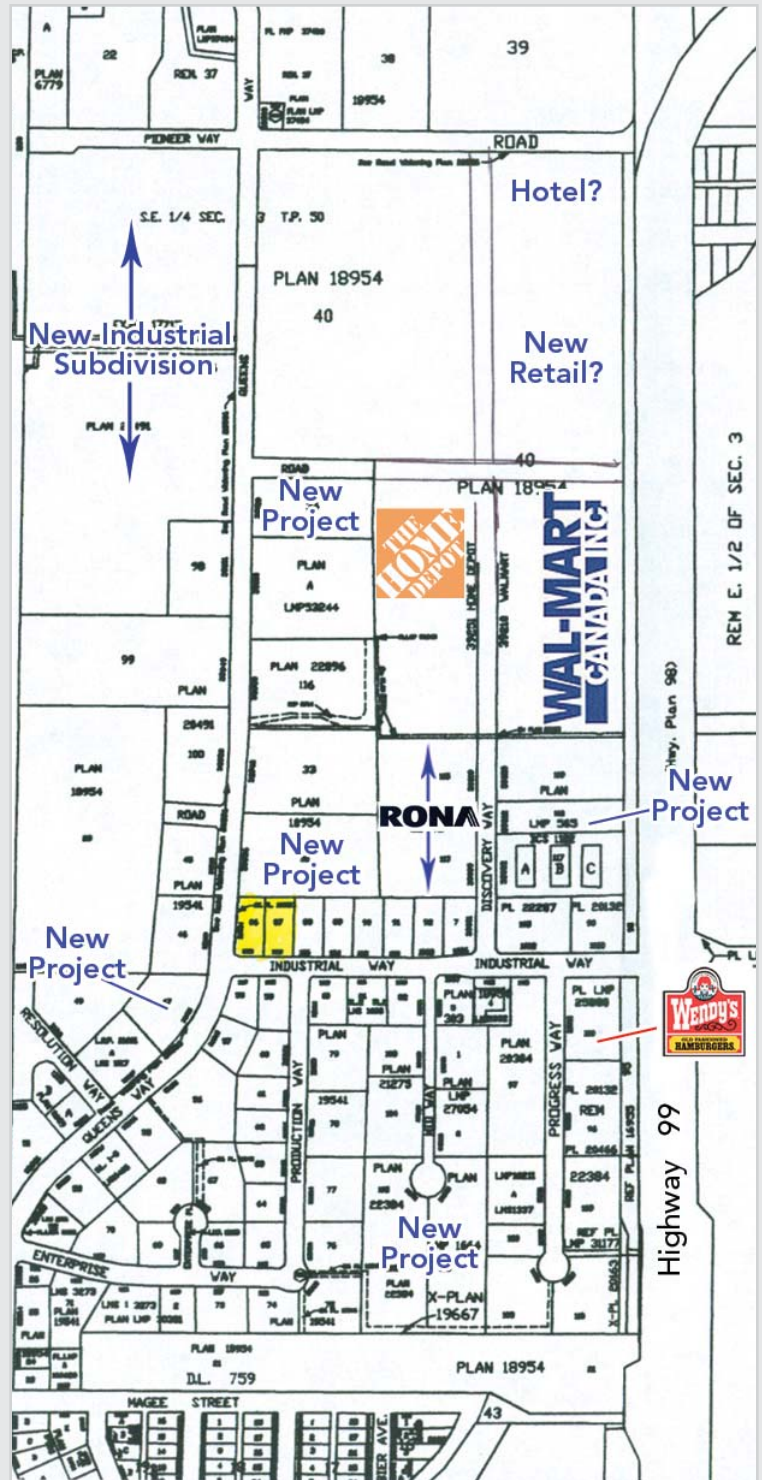
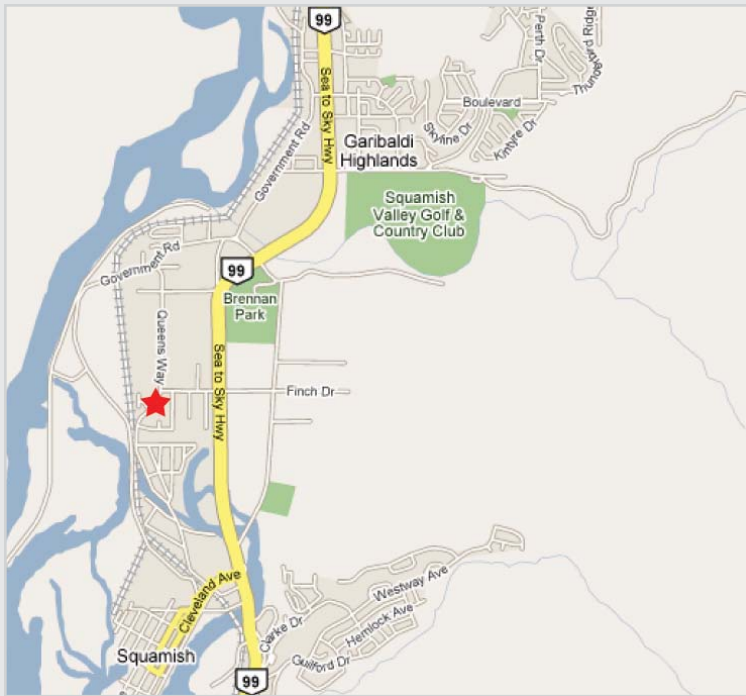
TF: 1.877.788.3111

dag.meyer@ca.cushwake.com



Investment Opportunity:

1.08 Acre High Exposure Industrial Lot – Squamish Business Park
38934 Queens Way & 1018 Industrial Way, Squamish, BC



LEGAL DESCRIPTION

Lots 87 & 86 DL 759 LD 37 Plan 19541

LOT SIZE

Lot 87	.547 acres
Lot 86	.540 acres
Total	1.087 acres

ZONING

I-1 (Light Industrial)

Permitted uses: automobile oriented commercial, retail sales of industrial equipment, building supplies, industrial fuel installation, motor vehicle repairs, nurseries, film production, drive-in restaurant, trade contractor facilities.

ASKING PRICE

\$1,300,000

COMMENTS

With the opening of Wal-Mart and Home Depot (Fall 2006) and new road networks, this business park has become the area of choice for new businesses. With the upcoming completion of Highway 99 in the next couple of years, and the anticipated escalation of interest in Squamish, **now** is the time to buy this property. This is presently the best site available!

Dag Meyer

DIR: 604.640.5887

TF: 1.877.788.3111

dag.meyer@ca.cushmanwake.com

Cushman & Wakefield Ltd.
Suite 700 - 700 West Georgia Street
P.O. Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1
T: 604.683.3111
F: 604.683.0432
www.cushmanwakefield.com

