



Summit Industrial

WAREHOUSES

39399 QUEENS WAY, SQUAMISH, BC



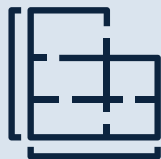
SUMMIT INDUSTRIAL WAREHOUSES

Summit Industrial Warehouses is a new innovative workspace designed to attract and inspire creative thinkers and makers. Located in the heart of Squamish's Business Park, it is surrounded by craft and culture. This dynamic neighbourhood has a vibrant artisanal spirit that has transformed it into an influential hub for Squamish's creative economy.

Summit Industrial Warehouses will build upon this emerging amenity-rich environment with 21 new light industrial strata units with onsite parking and truck loading stalls. Featuring high ceilings and extensive glazing that bathes the space in natural light, this immersive design will complement warehousing, production, high tech, creative, sporting goods and other cutting-edge industries.



Summit Industrial
WAREHOUSES



UNITS FROM
1,629 SF TO 2,110 SF



COMPLETION DATE
AUGUST 2023



BUILDING FEATURES



CONSTRUCTION
Insulated precast
concrete construction



LOADING
Grade level loading
with a rollup door



CEILING HEIGHT
22' Clear



END-OF-TRIP
Shower and bike rack
in each unit



POWER
100 amp, 347/600 volt
3-phase electrical service



FLOOR LOAD
500 lbs/SF warehouse
floor load capacity



HEATERS
Warehouse gas-fired
infra-red heater



SPRINKLERS
Sprinkler system



ZONING
I-11 Business Park
Industrial



WARRANTY
12-month warranty on materials
and workmanship defects



MEZZANINE
Structural steel mezzanine
with concrete top



LIGHTING
LED Warehouse lighting



39399 QUEENS WAY
SQUAMISH, BC

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Located on Queens Way, the main arterial route through Squamish's Business Park, this central location provides excellent access to Highway 99. Summit Industrial Warehouses is located just minutes from downtown Squamish, and 45 minutes from Whistler and Vancouver.



SITE PLAN



THE DEVELOPMENT TEAM



With over 20 years of combined experience, Unite Capital Partners develops and manages various commercial real estate across British Columbia. Our dedicated team members have a track record of developing over \$5.0 Billion in real estate projects across Metro Vancouver and are committed to delivering quality real estate and management services to every community we develop. We strive to partner with best-in-class experts to create lasting value for our clients and partners. unitecapitalpartners.com



For more than 50 years, Wales McLelland has been advancing the commercial and industrial building sectors across British Columbia. From business parks to boutique automotive dealerships to climate-controlled facilities to complex distribution centres, Wales McLelland has the team, the experience, and the tools to do it all to specification. In 50 years, we have completed over 500 custom projects that were specially designed to meet the unique needs of commercial and industrial companies. With Wales McLelland you get a specialized team that are experts in delivering solutions to achieve our mission to be the construction partner of choice. walesmcllelland.com

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