

**1025 ROYAL AVENUE, NEW WESTMINSTER**

**WAREHOUSE AND FOOD PRODUCTION SPACE WITH STREET FRONT SHOWROOM**

**FOR  
LEASE**



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## For Lease: Warehouse and Food Production Space



William Wright Commercial is pleased to present 2,882 sf of warehouse and food production space at 1025 Royal Avenue. The unit is configured with a showroom and retail area at the front leading to warehouse and production space at the rear, offering a rare combination of customer facing frontage and functional back of house area within a single tenancy. The premises benefit from an existing food production build out, including hood ventilation, a walk in cooler and a walk in freezer, allowing an incoming operator to reduce both capital cost and permitting timelines.



## Existing Food-Production Features



- Walk in cooler
- Walk in freezer
- Stainless steel work tables
- 3 pallet racking shelves
- Hood ventilation
- 3 compartment commercial sink
- 2 compartment commercial sink
- Existing gas hookup



Photographs may show equipment, furnishings and inventory belonging to the current tenant that are not included in the lease. The availability, ownership and functionality of all equipment and improvements must be independently verified and confirmed in writing.

All improvements are provided in as-is, where-is condition. Landlord and Landlord's Agent make no representations or warranties as to their condition or functionality. Tenant to independently verify.

## Salient Facts



### SIZE

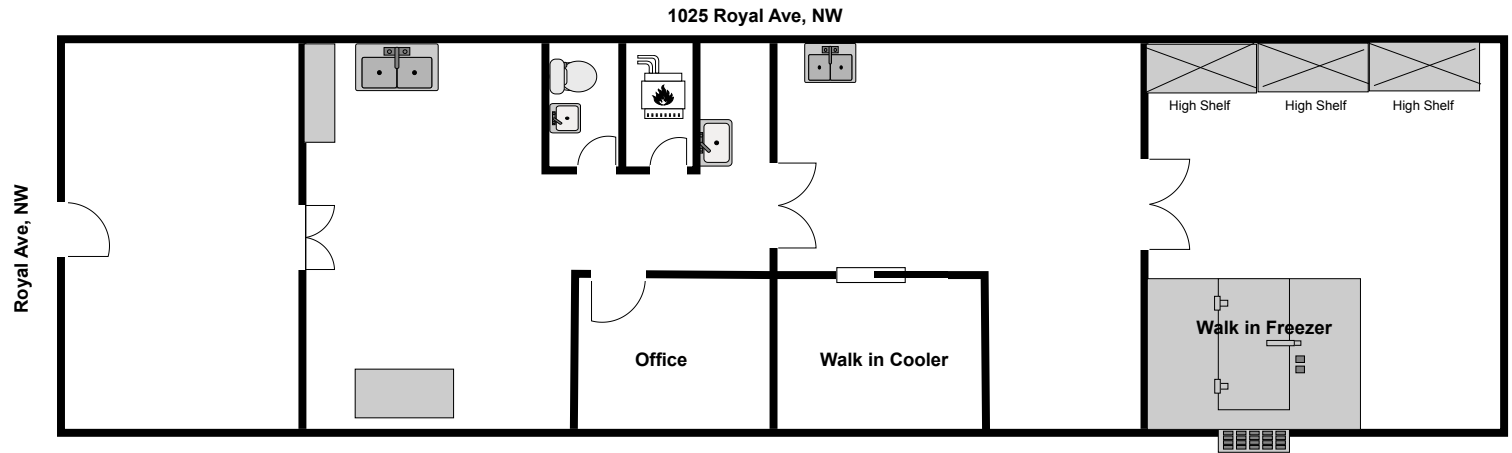
+/- 2,882 SQFT\*

### BASIC RENT

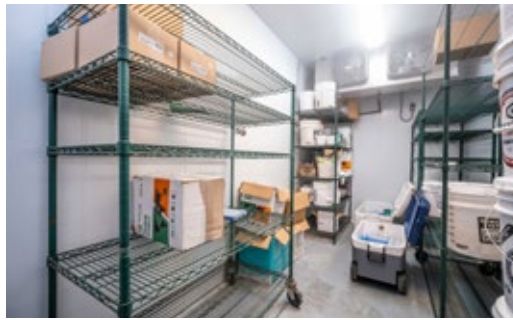
\$25.00 per sf per annum

### ADDITIONAL RENT

\$9.95 per sf per annum  
(2026 Estimated)



Floor plan is not to scale, is for illustrative purposes only, and should not be relied upon as an accurate representation of the premises.





WALK SCORE

95



TRANSIT SCORE

82

NEW WESTMINSTER  
SKYTRAIN STATION



MIN WALK

8

