

MTN VILLAGE

1940 Centennial Way, Squamish, BC



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FOR SALE
PHASE I LIGHT INDUSTRIAL

THE FUTURE OF YOUR BUSINESS STARTS HERE

Now available for sale: a rare opportunity to own premier light industrial/warehouse space, allowing a wide range of industrial uses including but not limited to warehouse/distribution, rec-tech, trade contractor facilities and food and beverage production. Located in a vibrant mixed-use community in a central location just minutes from downtown Squamish, with easy access to the Sea to Sky Highway for quick connections to both Vancouver and Whistler.

BUILDING FEATURES

 **Construction**
Perforated steel construction with insulated backing

 **Heaters**
Gas-fired unit heaters

 **Loading**
Most units includes a rollover curb in front for easier access and a 12' x 12' glass roll-up door. Three shared loading stalls located on the east end.

 **Power**
101-107: 200A/600V 3 phase incl. a 45 KVA transformer feeding 200A/208V house panel

108-109: 300A / 600V 3 phase incl. a 45 KVA transformer feeding a 200A/208V house panel

 **Ceiling Height**
Sloped roof from 25' at the front to 8' below the mezzanine; mezzanine height 8' clear

 **Lighting**
High-efficiency LED fixtures

 **Sprinklers**
ESFR sprinkler system

 **Plumbing**
Each unit will be equipped with a fully built washroom

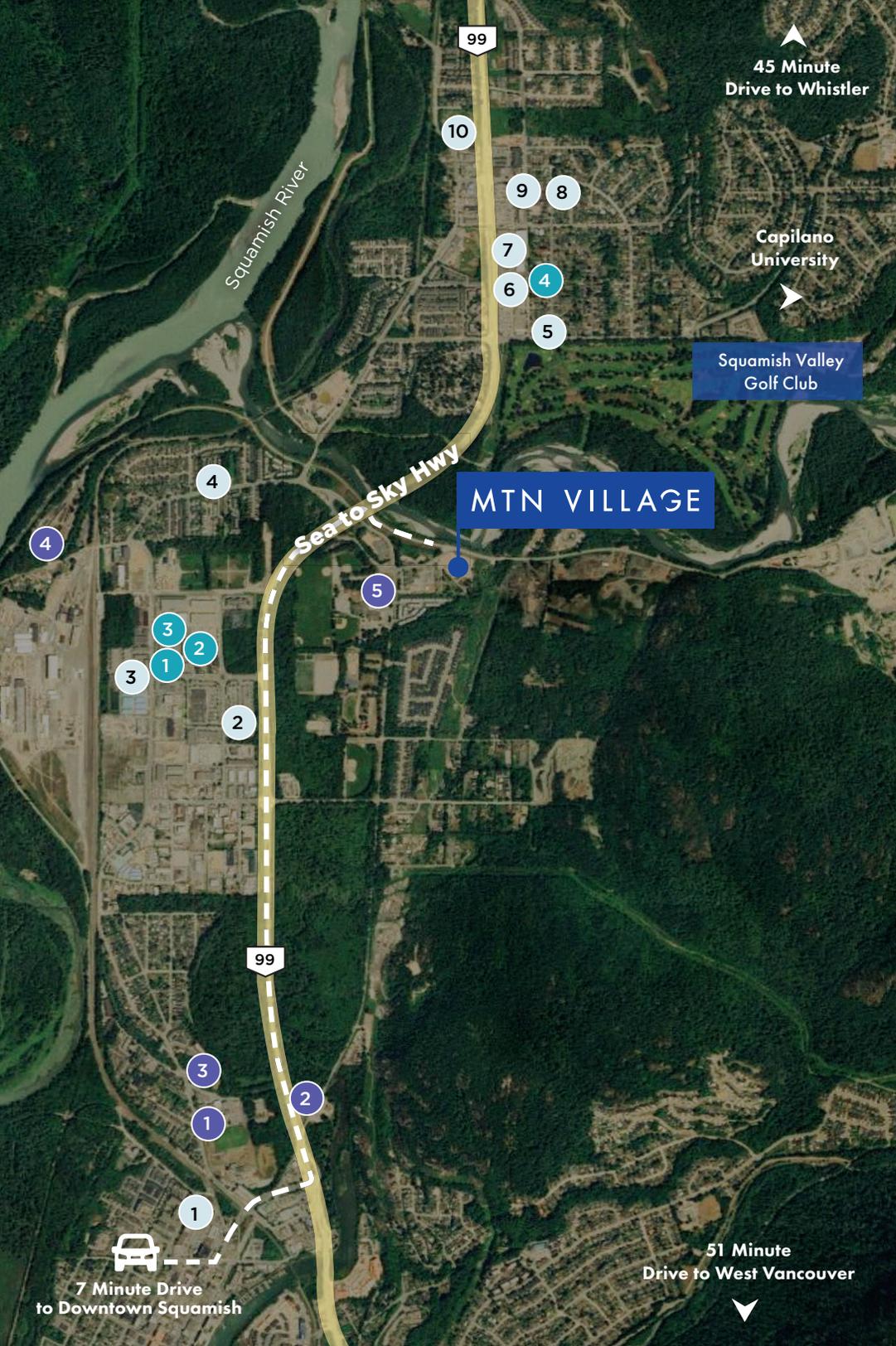
Available Sizes Starting from 2,246 SF

Zoning Light Industrial (CD-90)

Occupancy Q3 2026

Mezzanine Structural steel OWSJ, metal decking, 4" concrete topping.

Parking Minimum 2 stalls per unit. Visitor parking available.



NEARBY AMENITIES

FOOD & GROCERY

- 1 Save On Foods
- 2 Walmart
- 3 Backcountry Brewing
- 4 Wonderlands | House Plants & Coffee
- 5 Locavore Bar & Grill
- 6 Garibaldi Village Shopping Centre
London Drugs, Canadian Tire, Whistler Blackcomb Outlet, BC Liquor Store, Mark's, Dollorama, Warehouse One, Booster Juice, Starbucks, Anytime Fitness
- 7 Purebread Bakery + Coffee
- 8 Lil Chef Bistro
- 9 Hector's Your Independent Grocer
- 10 Tim Hortons

SCHOOL

- 1 Howe Sound Secondary School
- 2 Squamish Adventure Centre
- 3 Squamish Skatepark
- 4 West Coast Railway Heritage Park
- 5 Brennan Park Recreation Centre

FITNESS

- 1 F45 Training Squamish
- 2 Ground Up Climbing Centre
- 3 Airhouse Squamish
- 4 Anytime Fitness

DEMOGRAPHICS

* Source: Statistics Canada - Census (5km Radius)

28,084

Population

14.8%

Population Growth
2020 - 2025

46

Median Age

9,437

Households

12.8%

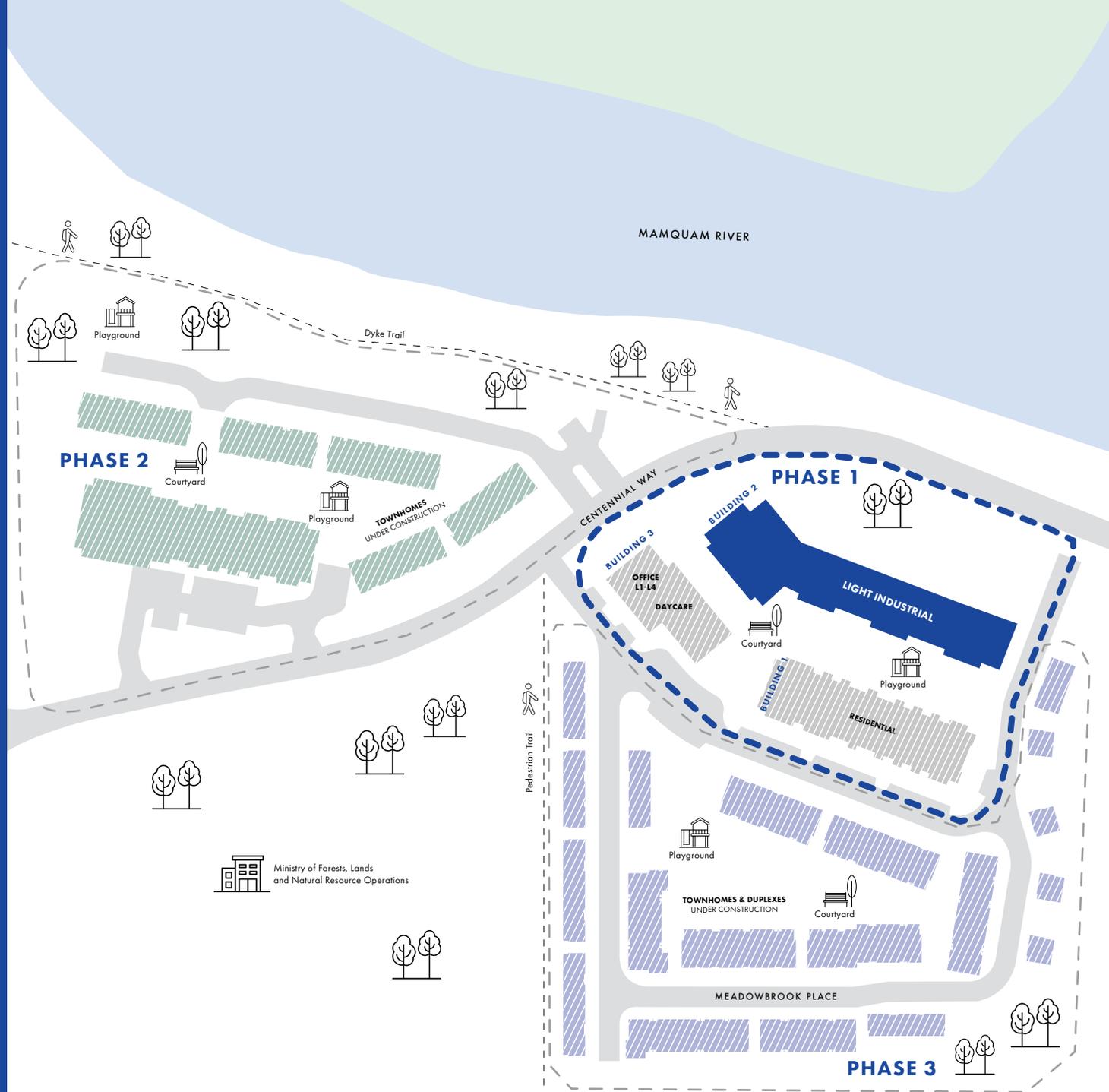
Households Growth
2020 - 2025

\$155,464

Average
Household Income

TOTAL PROJECT

Masterplan	11.11 Acres
Residential	266 Units
Light Industrial	25,800 sf
Daycare	2,430 sf indoor 2,410 sf outdoor
Office	33,712 sf
Retail	13,000 sf





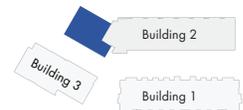
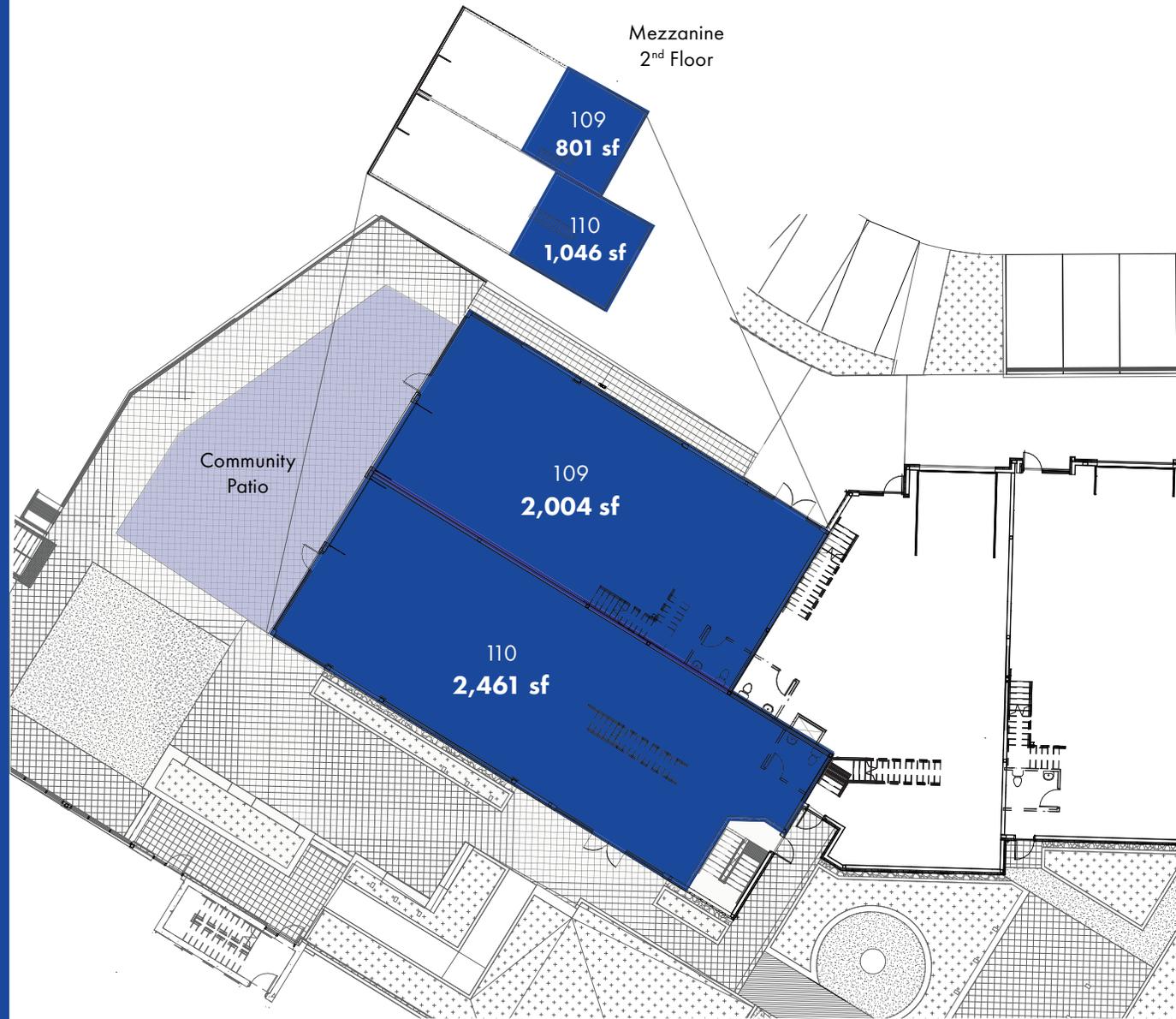
Light Industrial Unit 101 - 108

LIGHT INDUSTRIAL

Unit 109 & 110

Experience the unique opportunity to own premier industrial spaces in a vibrant, master-planned community. Unit 109 features 2,004 sf with an 801 sf mezzanine, while Unit 110 offers 2,461 sf with a 1,046 sf mezzanine. These spaces are ideal for light manufacturers looking for prominent positioning for their products and services in an evolving community hub.

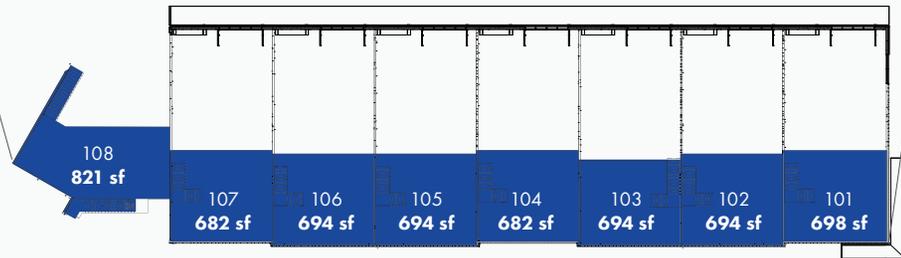
Unit 109	2,004 sf
Mezzanine	801 sf
Unit 110	2,461 sf
Mezzanine	1,046 sf
Total	6,312 sf



LIGHT INDUSTRIAL

Unit 101 - 108

Unit #	Main Floor (SF)	Mezzanine (SF)	Total (SF)
101	1,740	698	2,438
102	1,698	694	2,392
103	1,552	694	2,246
104	1,698	682	2,380
105	1,698	694	2,392
106	1,698	694	2,392
107	1,699	682	2,381
108	2,052	821	2,873



Mezzanine
2nd Floor



INDUSTRIAL INVESTMENT IN A THRIVING COMMUNITY

MTN Village seamlessly blends with its mountain surroundings through its **West Coast Contemporary architecture**, expansive roof overhangs, modern industrial accents, and a natural color palette inspired by Mamquam river rock. Located in a hidden yet well-connected pocket of Squamish, it's conveniently close to charming coffee shops, local retail, and public art, fostering community gatherings and a welcoming atmosphere.

Nestled next to a picturesque river and just around the corner from **Brennan Park Community Centre**, MTN Village offers easy access to the **Sea to Sky Trail** by bike or foot. The friendly and eclectic downtown vibe is just minutes away, while the **Sea to Sky Highway** provides quick connections to both Vancouver and Whistler.





Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

We own, co-own, manage or have previously owned 12 million square feet of retail, industrial and office space, and our land portfolio includes more than 60 communities, spanning 9,100 acres across Canada and the United States.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

We are Growing Places.



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V 01/20/26

