

For Lease

CBRE

THE
INDUSTRIAL
SPECIALISTS

1560 - 1592 Rand Avenue

Vancouver, BC



Multi-Bay Warehouse with Dock Loading in
South Vancouver

The Opportunity

Industrial and Office Units For Lease

Located at 1560–1592 Rand Avenue in Vancouver, this property offers tenants flexible warehouse configurations with dock loading. Zoned for general industrial use, the building comprises eight multi-functional units designed to support a broad spectrum of business activities, from logistics and warehousing to showroom and office operations. With a well-balanced office-to-warehouse ratio, the property is ideal for businesses seeking both operational space and administrative functionality under one roof.

Strategically positioned at the southern edge of Vancouver’s Kerrisdale and Shaughnessy neighbourhoods, the property benefits from excellent proximity to key commercial districts and major transportation routes. Its location ensures seamless access to logistics corridors, making it an ideal base for businesses prioritizing connectivity, flexibility, and operational efficiency.

Property Features

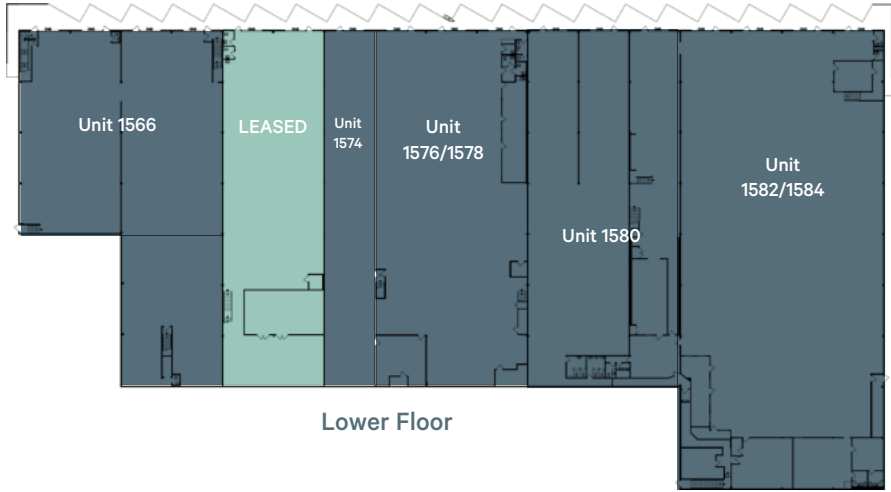
- Ample parking onsite
- Two points of ingress and egress
- Flexible warehouse, office, and showroom unit combinations
- I-2 zoning allows for various industrial and commercial activities
- High ceilings allow for racking and storage
- New lighting throughout
- Professionally managed



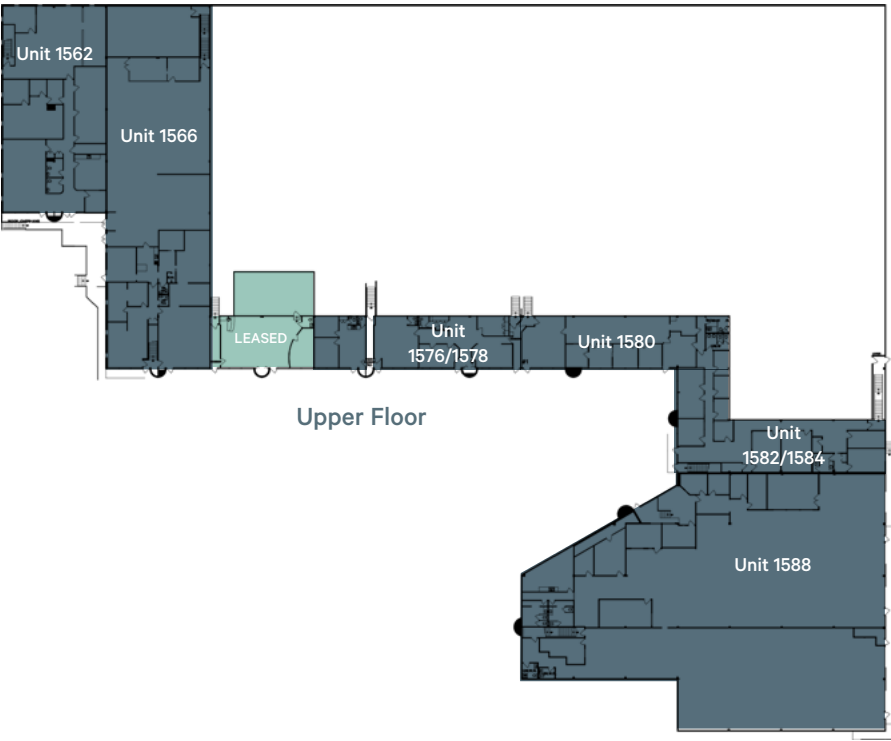
- LOADING
Dock level platform
- CEILING HEIGHT
24’ clear
- ZONING
I-2 (General Industrial)
- AVAILABILITY
Immediate
- BASE RENT
\$18.00 PSF
- ADDITIONAL RENT
\$5.27 + 5% management fee

Building Floorplan

**Units not scale*



Lower Floor



Upper Floor

Unit	Warehouse (SF)	Office (SF)	Total (SF)
1562	—	5,335 SF	5,335 SF
1566	13,793 SF	8,922 SF	22,715 SF
1574	4,433 SF	662 SF	5,095 SF
1578	13,297 SF	1,727 SF	15,024 SF
1580	8,685 SF	2,581 SF	11,266 SF
1582	4,434 SF	—	4,434 SF
1584	22,183 SF	3,639 SF	25,822 SF
1588	—	18,015 SF	18,015 SF

5

Minutes to
Arthur Liang Bridge

10

Minutes to
Highway 99

30

Minutes to
Vancouver
City Centre

5

Minutes to
YVR International Airport



Bus Routes
Near Property



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