

For Lease

# High Exposure, Freestanding 43,078 SF Building

3355 Grandview Highway,  
Vancouver, B.C.



Rupert Street  
SkyTrain Station

Rupert Street

Bentall Street

Grandview Highway



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# The Opportunity

3355 Grandview Highway is strategically situated in an easily accessible, high exposure location amongst numerous retailers including Walmart, Canadian Tire, Trail Appliances, Loblaws and more . Boasting exceptional visibility, this property offers 200 feet of frontage along Grandview Highway. 3355 Grandview Highway is one of the only large-format industrial buildings available for lease within walking distance of the SkyTrain while being located less than one minute from the Trans Canada Freeway.

Whether for manufacturing, warehousing, distribution, or large-format retail, 3355 Grandview Highway offers ample parking and a large loading court accessing a dock platform and multiple drive-in doors.

## Building Features

<b>Civic Address</b>	3355 Grandview Highway Vancouver, B.C.	<b>Power</b>	Heavy 3-phase electrical service
<b>Legal Address</b>	Lot C, Except Part In Plan LMP5272 South 1/2 of Section 38 Town of Hastings Suburban Lands Plan 21343 PID: 007-999-054	<b>Loading</b>	Covered dock platform with overhead doors and grade ramp
<b>Year Built</b>	1953, renovated in 1987	<b>Ceiling Height</b>	23' to ceiling 15' to truss
<b>Transit</b>	Within 150 meter walk to Rupert SkyTrain Station	<b>HVAC</b>	Full HVAC in office Gas fired warehouse heating

## Area Summary

<b>Ground Floor Warehouse Area</b>	34,020 SF
<b>Ground Floor Office Area</b>	3,579 SF
<b>Second Floor Office Area</b>	5,479 SF
<b>Total Area</b>	<b>43,078 SF</b>



## Zoning - CD1 (249)

The property is zoned "Still Creek CD-1" which allows for a wide range of outright uses. Potential manufacturing uses include, but are not limited to, brewing, distilling, woodworking, printing, and textiles. This zone also includes limited retail and service uses such as vehicle sales, vehicle repair, auction halls, laboratory uses, laundry and cleaning, production studios, and food catering. A copy of the zoning bylaw can be provided upon request.

## Asking Lease Rate

Please contact listing agents

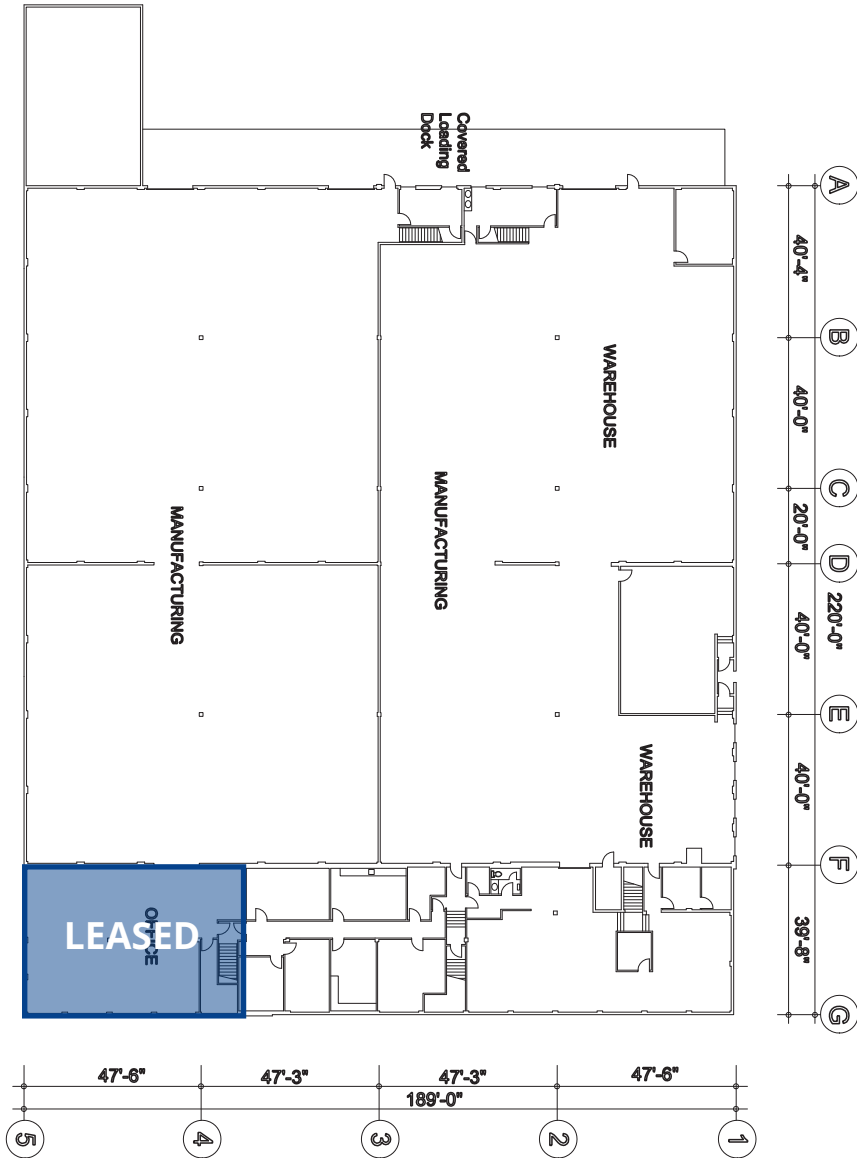
## 2023 Taxes & Operating Costs

Budgeted at \$7.66 per square foot  
(excludes management fees)

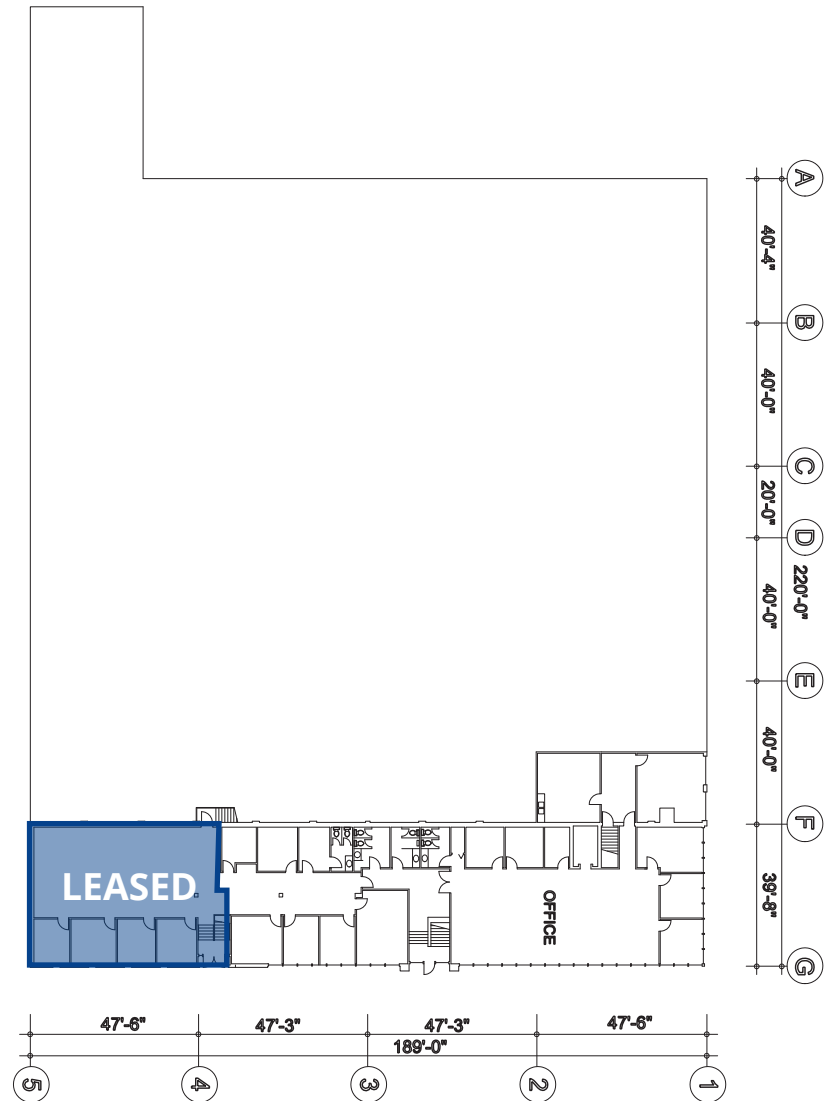
## Availability

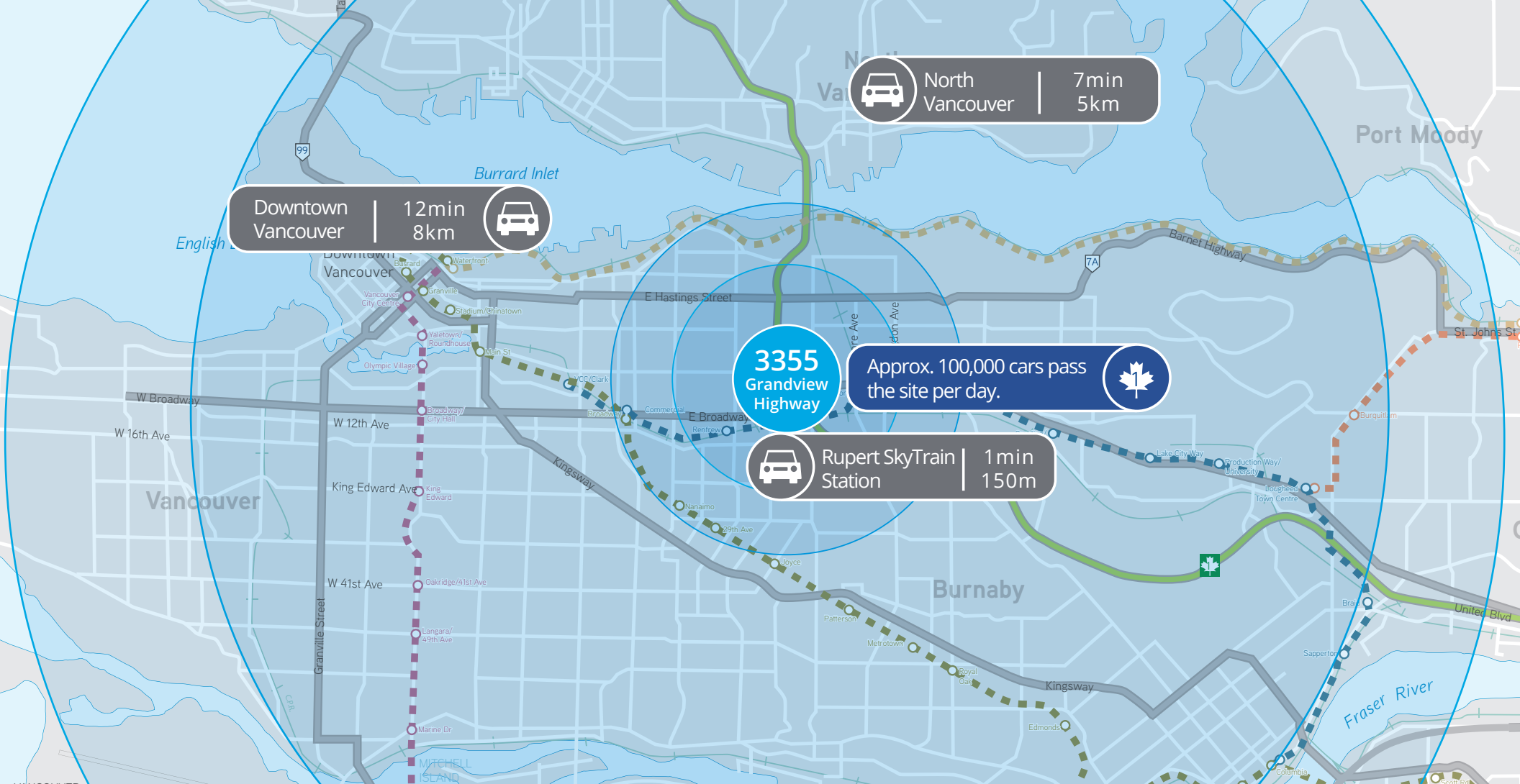
Immediate

## Main Floor



## Second Floor





## Location

3355 Grandview Highway is located in the established Renfrew-Collingwood neighborhood on the eastern border of the City of Vancouver. Along with its central location, the property is surrounded by four of Vancouver's major thoroughfares – Grandview Highway, the Trans-Canada Highway, Boundary Road, and Lougheed Highway, providing ease of access throughout Greater Vancouver.

Rupert SkyTrain Station is within comfortable walking distance making this a convenient destination to attract employees and customers. Major businesses and retailers in the area include Walmart Supercentre, Canadian Tire, Save-on-Foods, Cologix, Vancouver Film Studios, Superstore (by Loblaws), The Very Good Butchers, Fitness Depot, and a BC Liquor Signature Store.



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