

FOR LEASE

3355 Grandview Highway, Vancouver, B.C.

High Exposure,
Freestanding
45,000 SF Building
with Highway
Frontage



Jack Hall

Senior Associate
+1 604 351 8947
jack.hall@colliers.com

Stuart Morrison

Personal Real Estate Corporation
Executive Vice President
+1 604 662 2676
stuart.morrison@colliers.com



Accelerating success.

Property Overview

Colliers is pleased to present a 45,000 square foot freestanding building zoned for flexible uses.

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.

Civic Address	3355 Grandview Highway, Vancouver	
Legal Address	Lot C, Except Part In Plan LMP5272 South 1/2 of Section 38 Town of Hastings Suburban Lands Plan 21343	
	PID: 007-999-054	
Site Area*	2.31 acres	
Building Area* (Gross Rentable)	Ground Floor Office	5,662 SF
	Second Floor Office	5,479 SF
	Warehouse	34,020 SF
	TOTAL	45,161 SF
Zoning	CD-1 (249)	
	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.	
Lease Rate	Please contact listing agents	
Additional Rent (2024)	Budgeted at \$7.66/SF (excludes management fees)	
Availability	Immediate	



Property **Highlights**



200 feet of frontage along Grandview Highway



Within 150 meter walk to Rupert SkyTrain Station



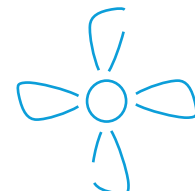
Ample parking & truck maneuverability area



23' clear height to ceiling, 15' to truss



Heavy 3-phase power service



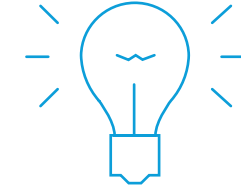
Full HVAC throughout office areas



Locker rooms with showers



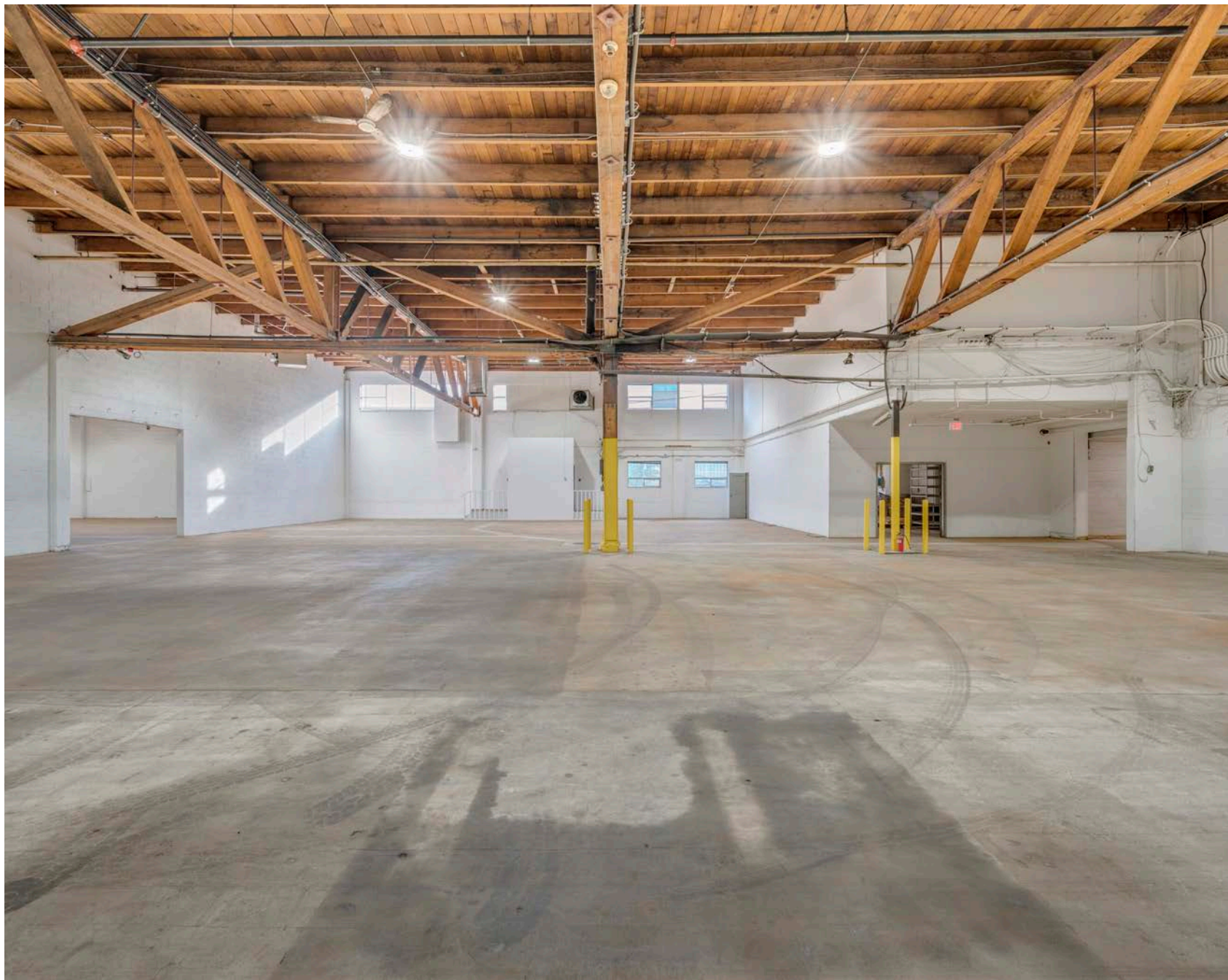
Situated amongst numerous retailers including Walmart, Canadian Tire, Trail Appliances and more



New high intensity LED lighting

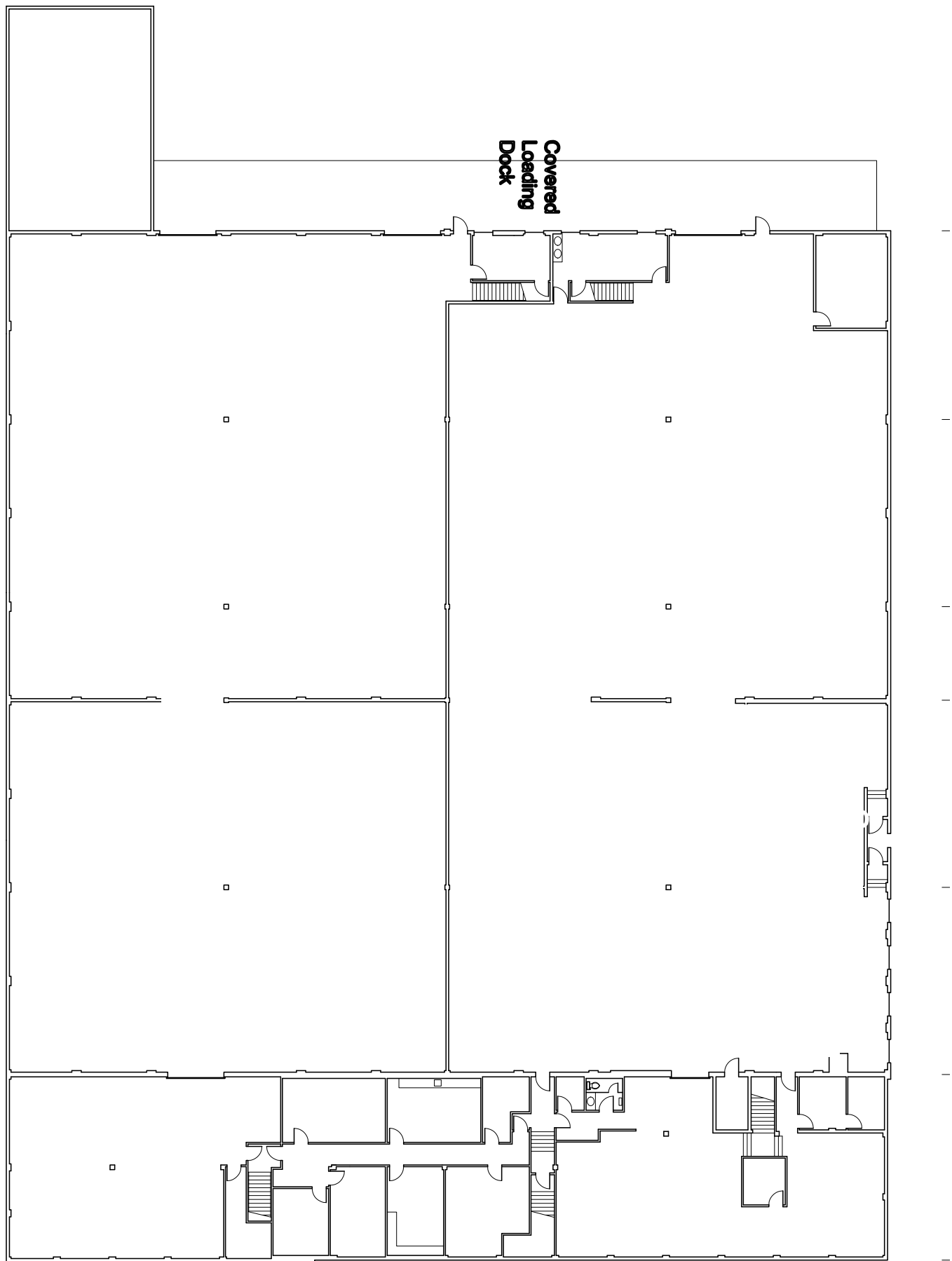


Numerous uses available under CD-1 (249) zoning

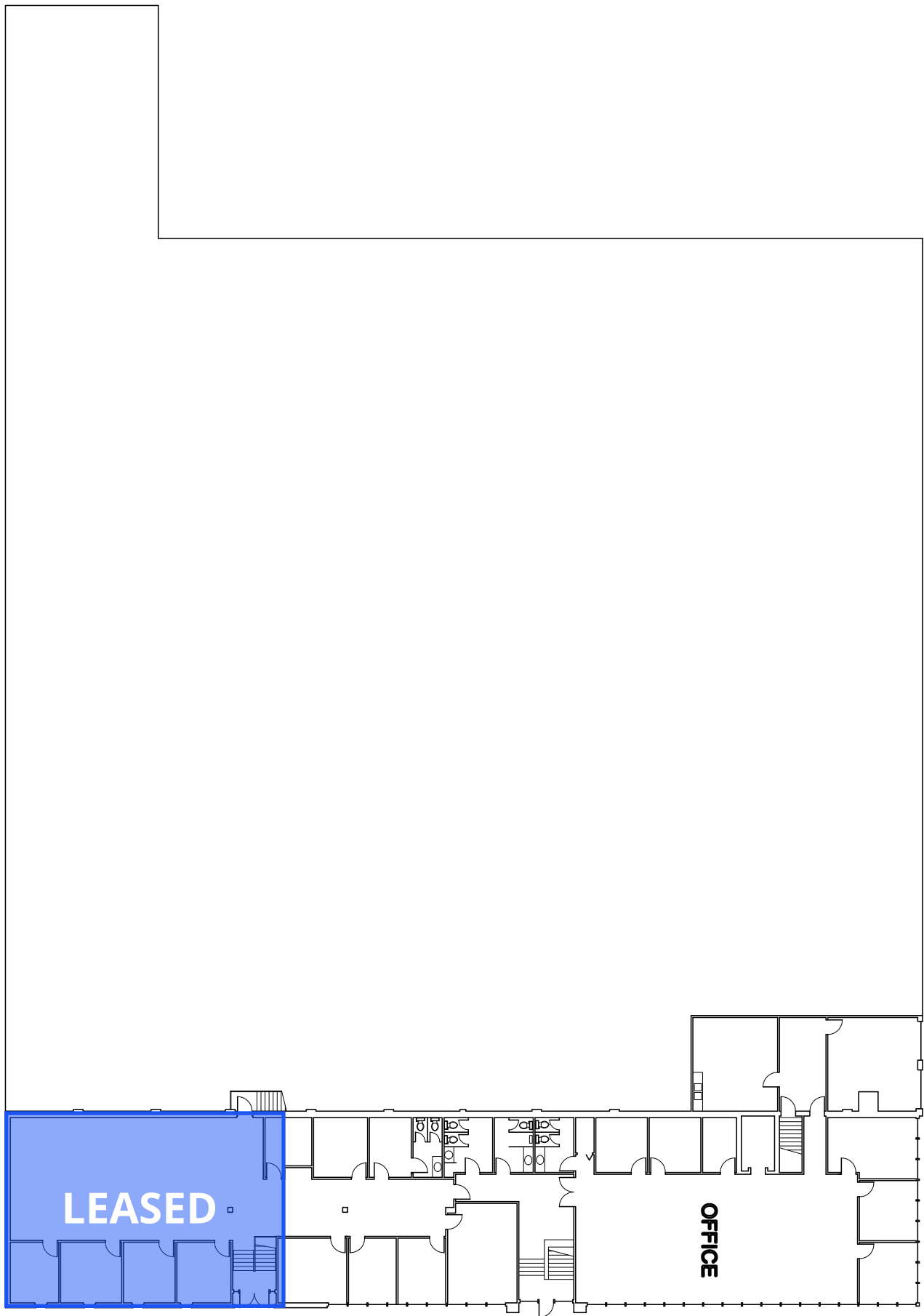


Building Plans

Main Floor



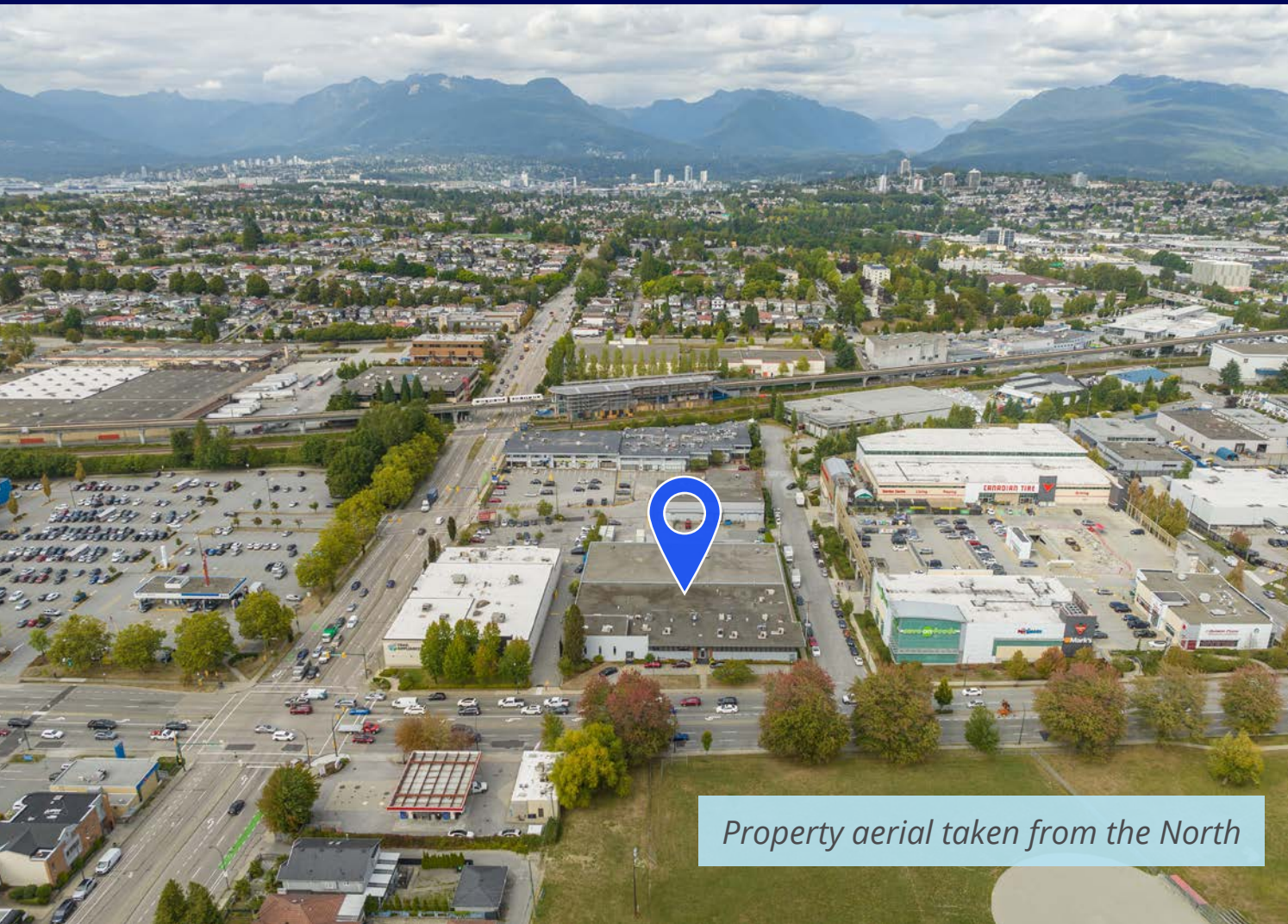
Second Floor



Exterior Photos



Property aerial



Property aerial taken from the North



Aerial view showing loading court in rear

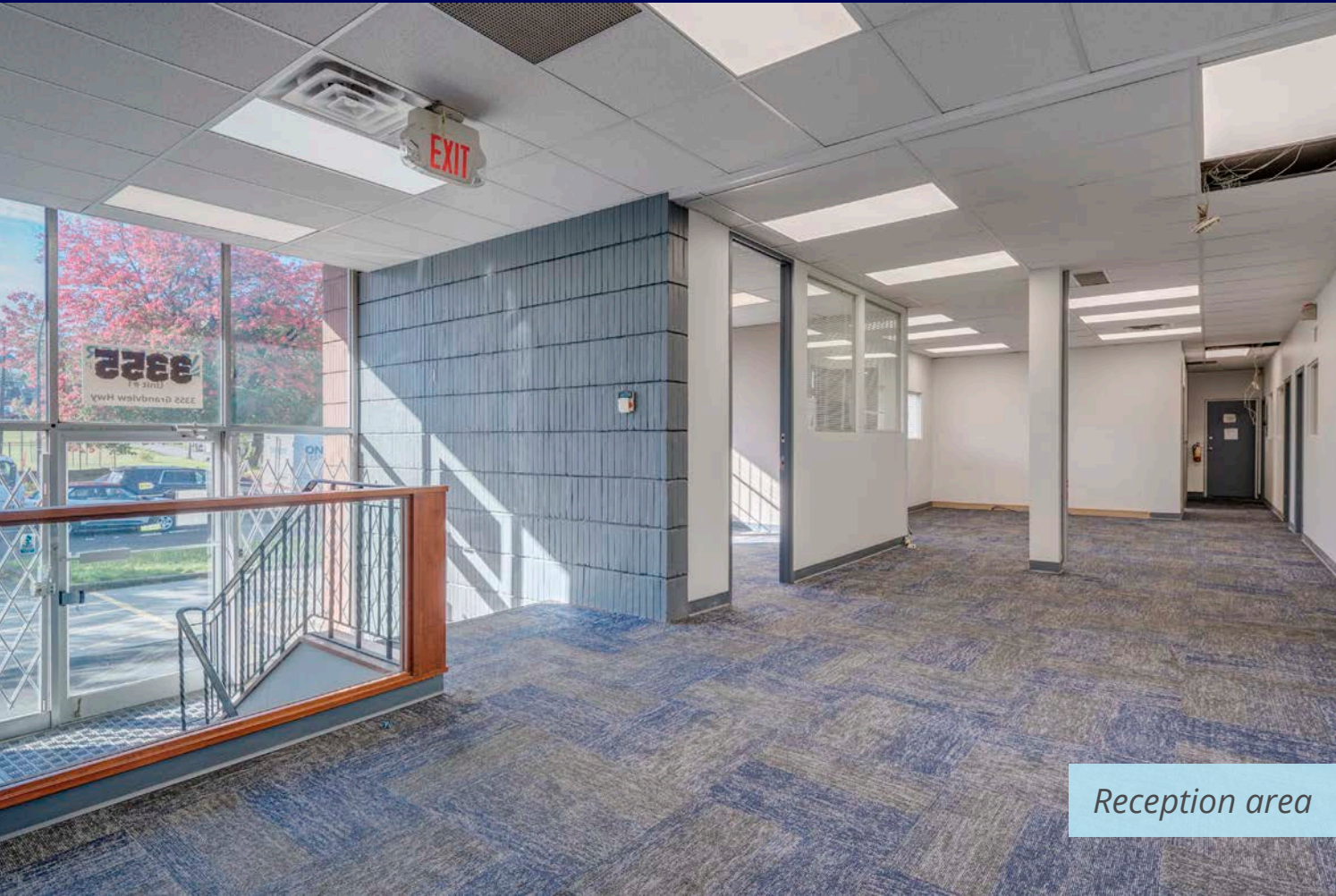


Loading court



Loading court showing dock & grade loading

Interior Photos



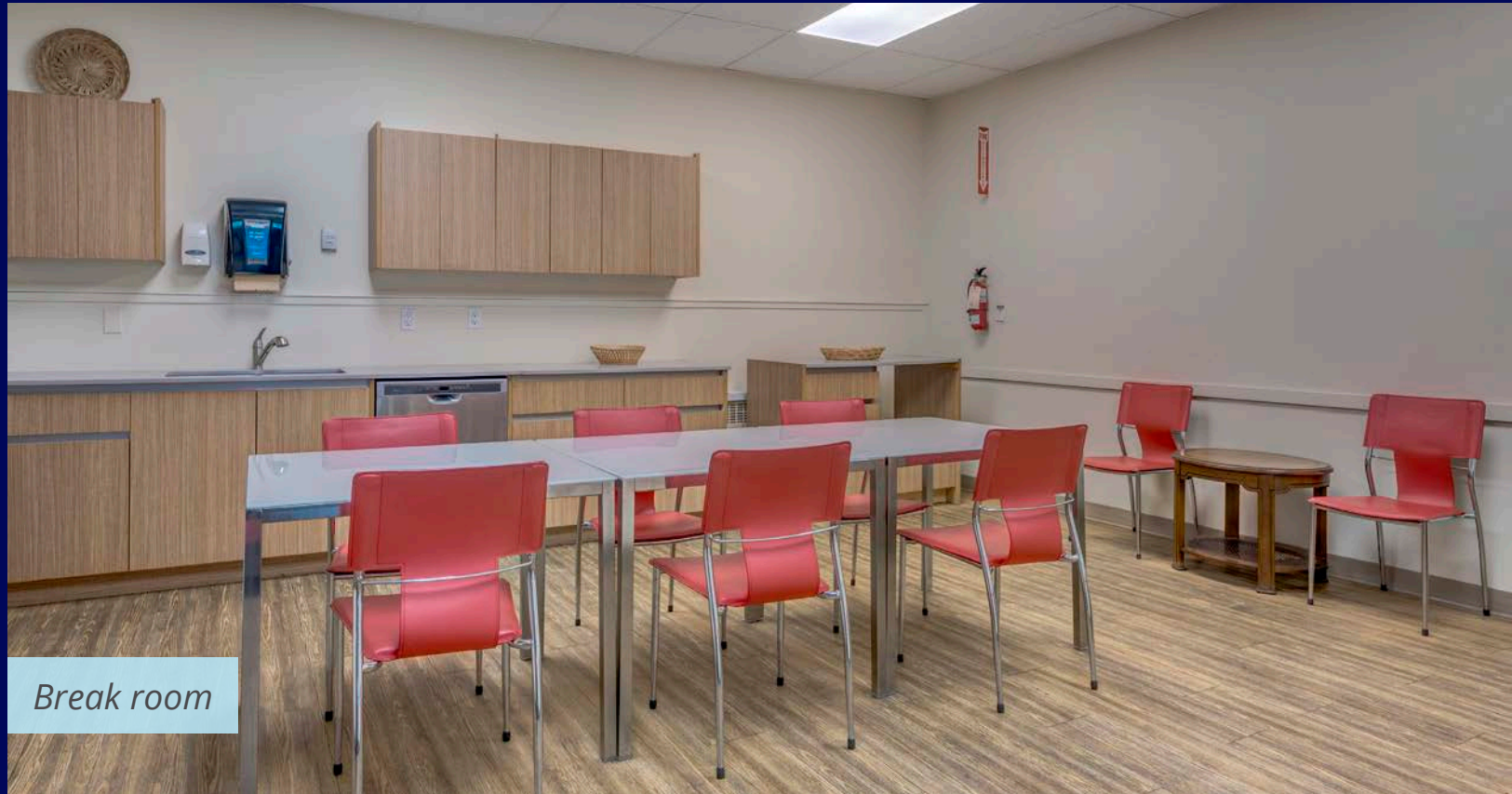
Reception area



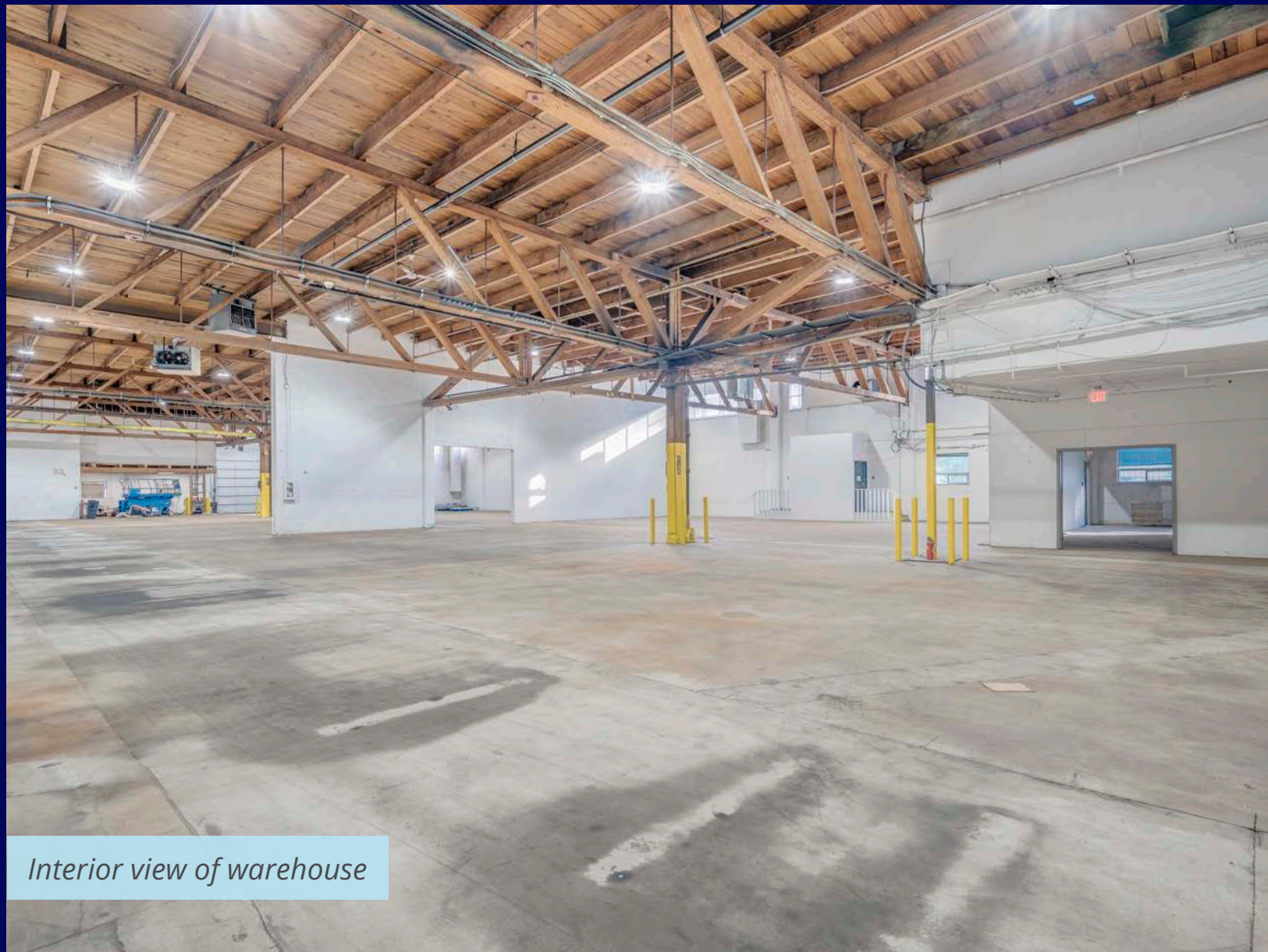
Ground floor office area



Well configured warehouse area



Break room



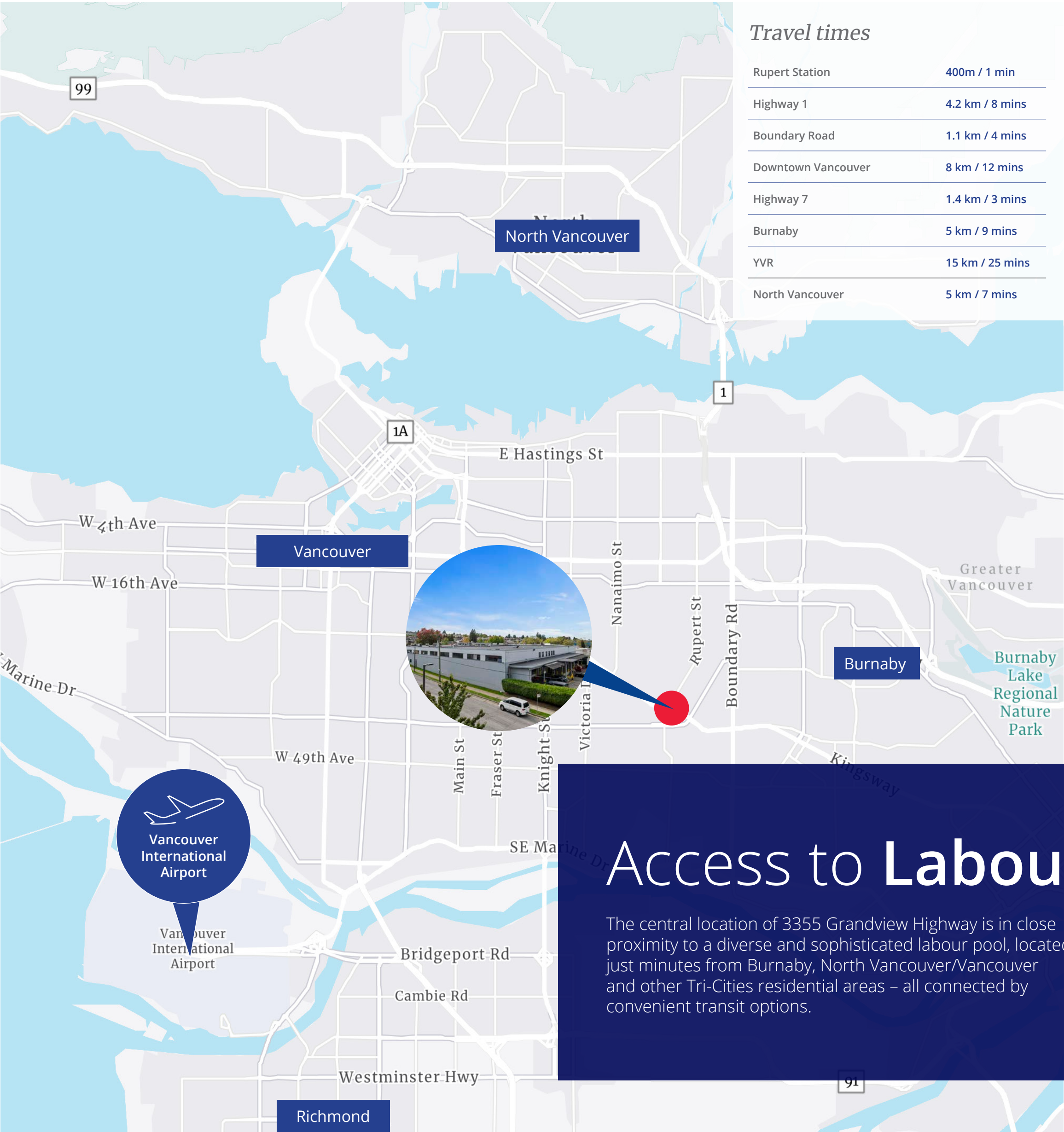
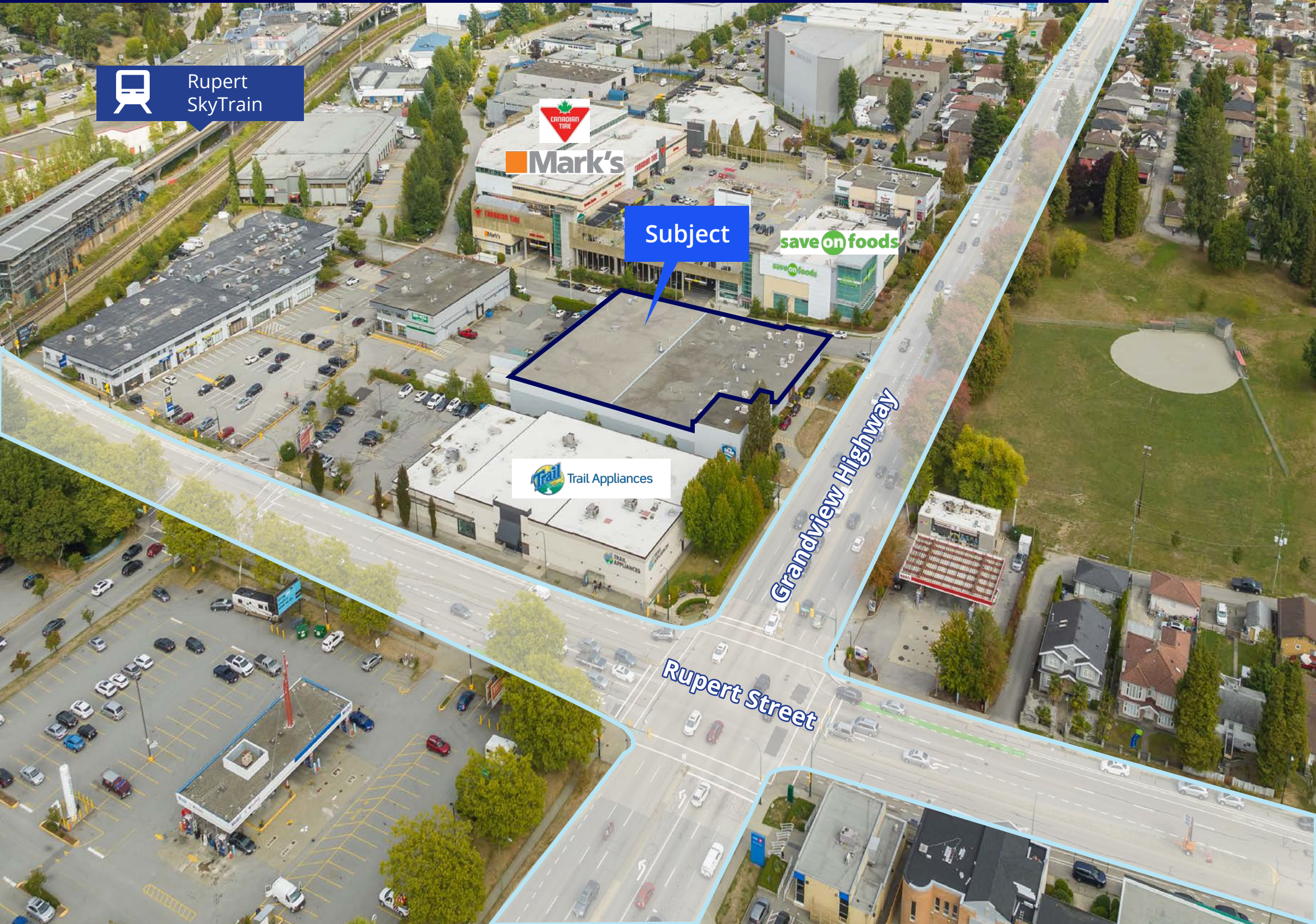
Interior view of warehouse

Location Overview

3355 Grandview Highway is located in the long-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.



Get In Touch

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