



- ▶ **5,380 SF Office/Showroom/Warehouse Space**
- ▶ **Main/Cambie Industrial Building**

Location

The subject property is located on the south side of West 5th Avenue in Vancouver's desirable False Creek industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor and busy Main Street.

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Highlights

- ▶ Natural light throughout office and warehouse
- ▶ Exposure Location
- ▶ Recent upgrades
- ▶ Across from Terra Breads



Zoning

I-1 (Light Industrial District) allows for most manufacturing, ancillary retail use, software manufacturing, video and film production, showroom, storage, wholesaling, distribution, office and some service-based businesses.

Features

- ▶ Dock level loading
- ▶ 10' ceiling height (approx.)
- ▶ 2 parking stalls at rear
- ▶ Alarm system in place
- ▶ 2 private washrooms
- ▶ Newly painted
- ▶ Private offices and open areas
- ▶ Heavy power
- ▶ Kitchenette
- ▶ HVAC

Legal Description

Lot 6, Block 32, District Lot 200A, Plan 197
PID: 015-558-339

Available Space*

5,380 SF office/production/warehouse

Lot Size

49.5' x 122' of frontage/exposure

Lease Rate

\$20.00 PSF per annum

Taxes & Operating Costs

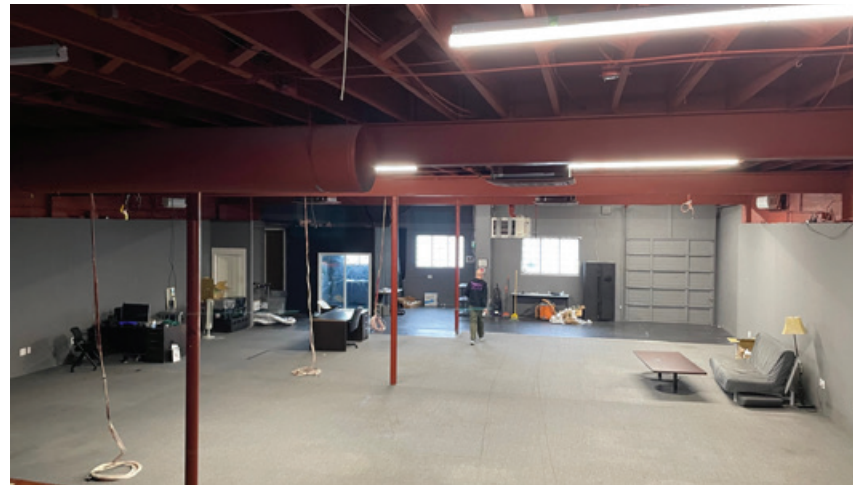
\$10.21 PSF per annum (2023)

Lease Term

3 to 5 years or longer

Availability

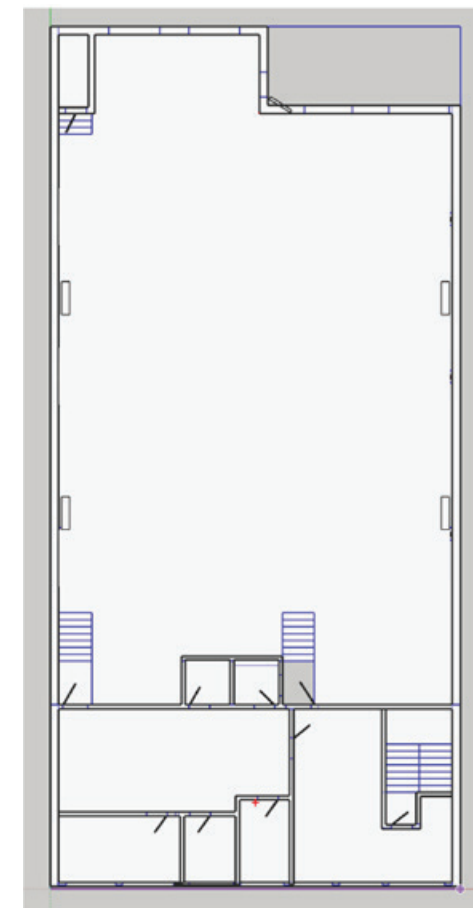
Immediate



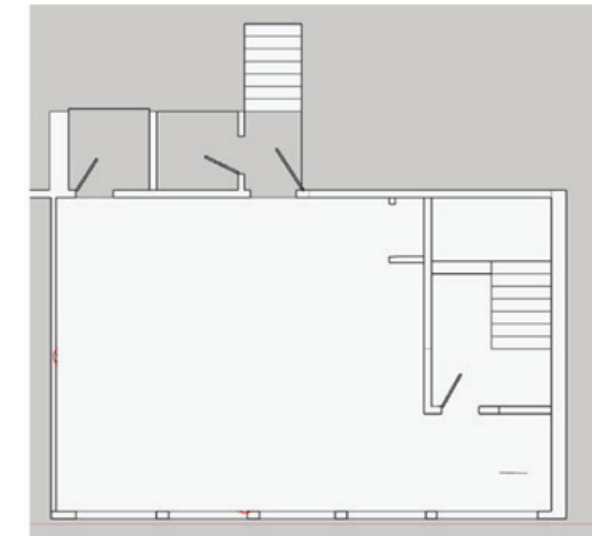
**All measurements are approximate and must be verified by the tenant.*



Floor Plan

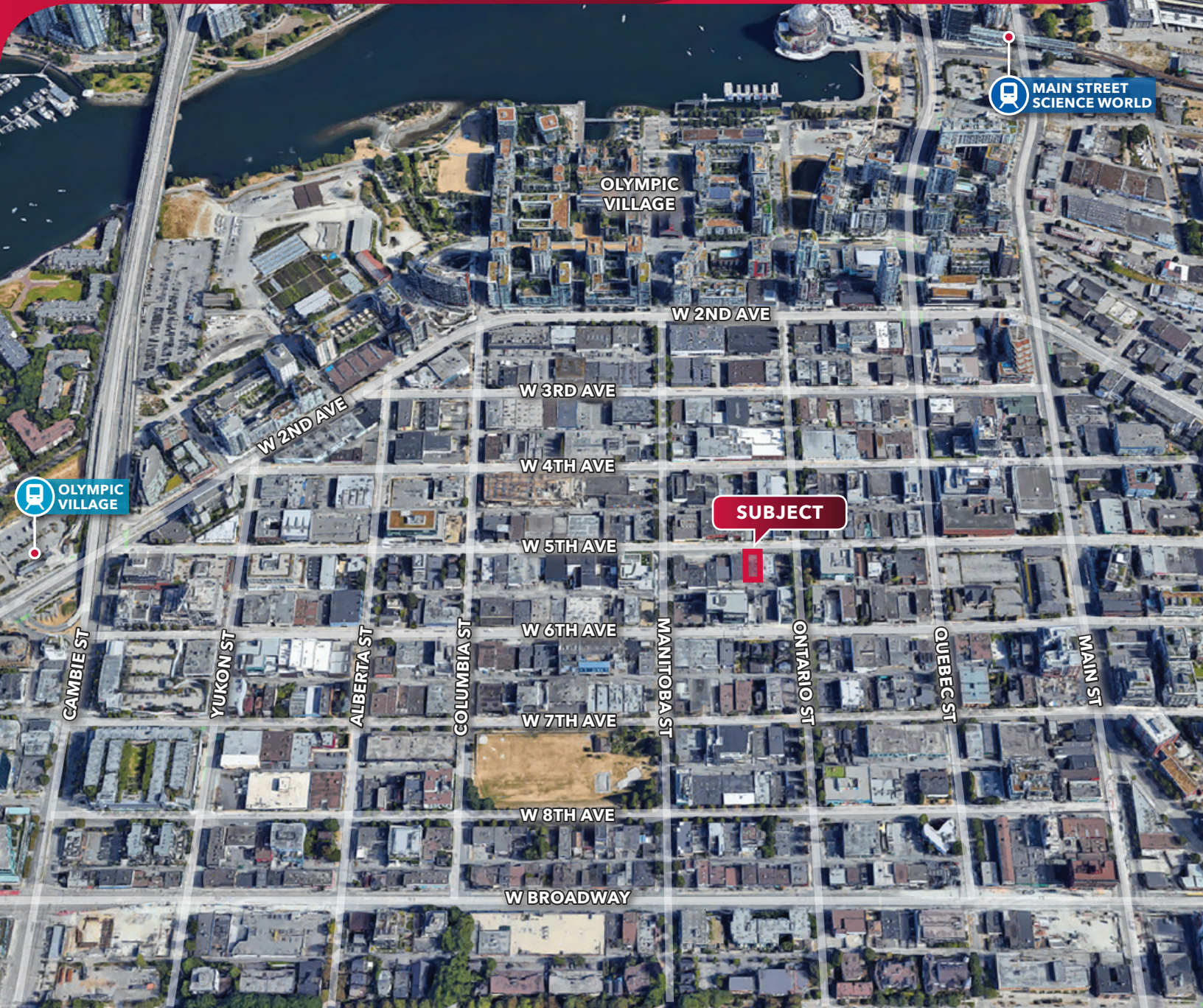


Main warehouse
and top floor



Lower level

FOR LEASE | INDUSTRIAL
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VANCOUVER, BC



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