

FOR LEASE | INDUSTRIAL
12 WEST 5TH AVENUE
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ Approximately 3,000 SF Showroom/Office/Warehouse Space
- ▶ Prime Corner Location
- ▶ Main & Cambie Area
- ▶ Close to Transit

Ryan Saunders

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Location

Situated on the southwest corner of West 5th Avenue and Ontario Street, this area is home to many service-oriented businesses, wholesaling, and light manufacturing operations. This location offers excellent access to Downtown Vancouver and all major transport arterial routes within Greater Vancouver.

Features

- ▶ Concrete block construction
- ▶ Grade loading door (10' x 10')
- ▶ 14' clear ceilings in warehouse (approximate)
- ▶ Single phase power
- ▶ Improved office/showroom space
- ▶ 9 parking stalls
- ▶ Fenced yard space
- ▶ Alarm system in place

Zoning

I-1 (Light Industrial)

Available Area

Office/showroom	975 SF
Warehouse	2,025 SF
Total	3,000 SF

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

Lot Size

49.5' x 122'

Basic Lease Rate

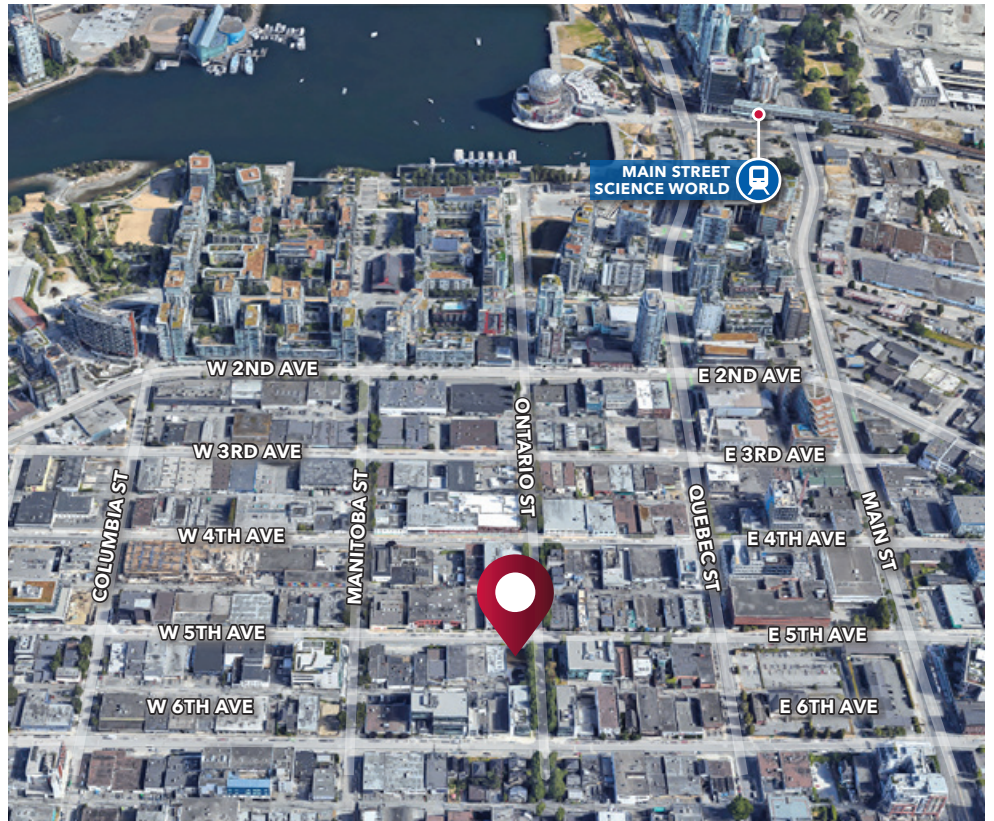
\$30.00 PSF

Taxes & Operating Costs

\$25.50 PSF (2025 estimate)

Availability

30 days notice



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