



- ▶ **5,330 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.

Highlights

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

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

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.

Legal Description

Lot 5, Block 32, District Lot 200A, Plan 197; PID: 015-558-321

Available Space

Office	1,500 SF
Warehouse/production	3,830 SF
Total	5,330 SF

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

Lot Size

50' x 122' of frontage/exposure

Features

- ▶ Dock loading
- ▶ 12' ceiling height (approx.)
- ▶ 2 parking stalls at rear
- ▶ Alarm system in place
- ▶ 2 private washrooms
- ▶ Newly painted
- ▶ Private offices and open areas
- ▶ Gas-forced air heaters

Lease Rate

\$18.00 PSF per annum

Taxes & Operating Costs (2021 Estimate)

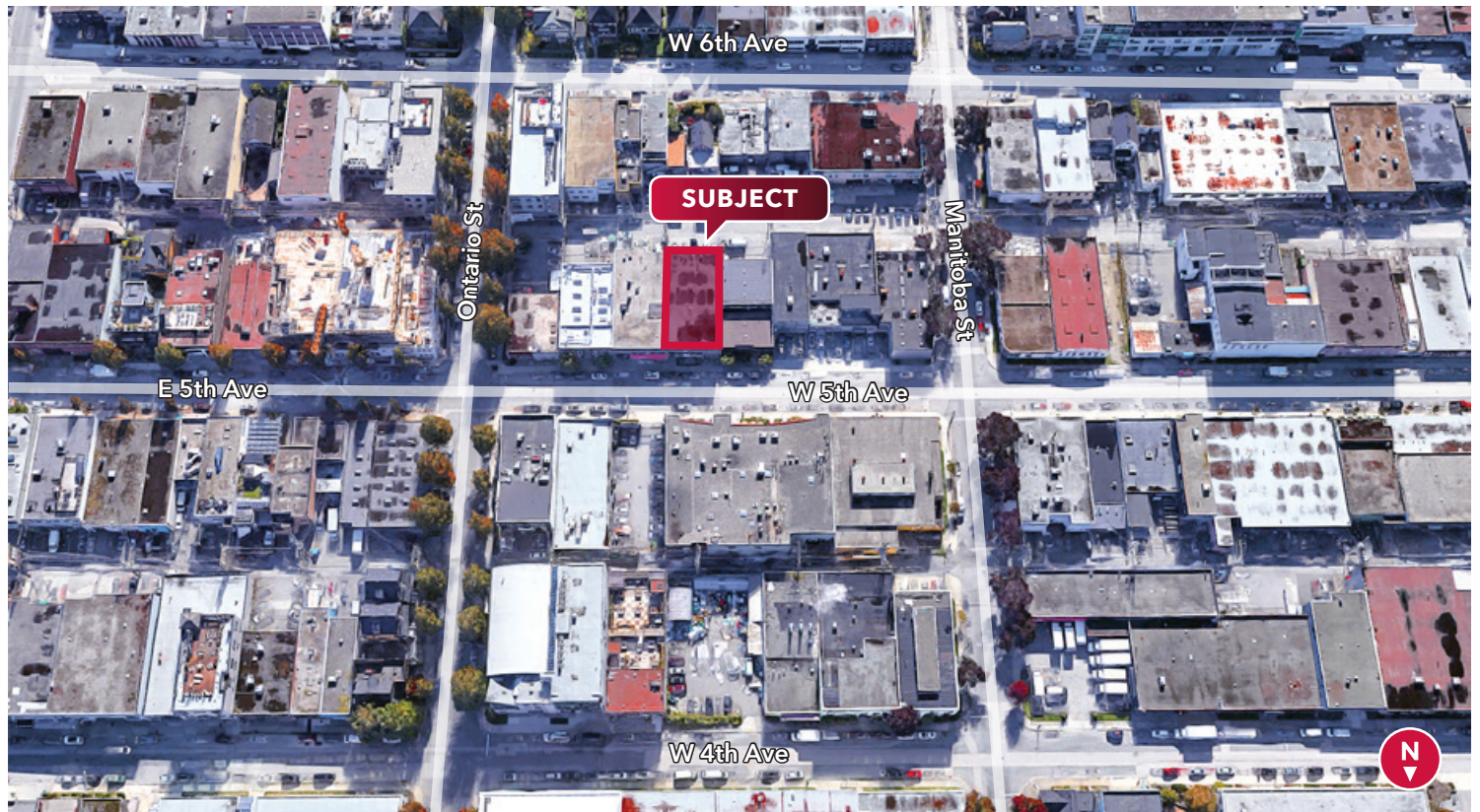
\$7.63 PSF per annum

Lease Term

3 to 5 years or longer

Availability

30 days notice



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