

FOR SUBLEASE | INDUSTRIAL  
**48 WEST 5TH AVENUE**  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- 4,195 SF Showroom/Office/Warehouse Space
- Main/Cambie Industrial Area
- Secure Parking at Rear with Grade Loading

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# FOR SUBLEASE | INDUSTRIAL

## 48 WEST 5TH AVENUE

### VANCOUVER, BC



### Zoning

I-1 (Light Industrial District) allows a wide array of storage, wholesaling, distribution, showroom, office, and some service-based businesses.

### Available Areas

4,195 SF

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

### Basic Lease Rate

\$23.00 PSF

### Taxes & Operating Costs

\$17.27 PSF (2025 estimate), includes management fee

### Sublease Term

April 30, 2028\*

*\*Longer term/headlease possible*

### Availability

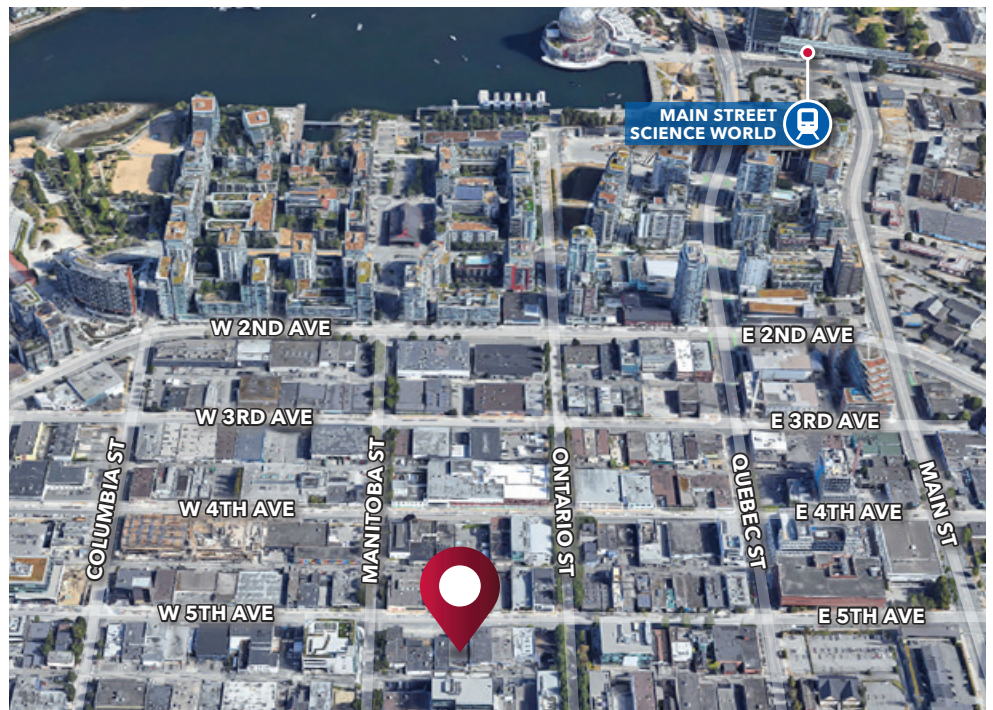
Immediate

### Location

The subject property is located on the south side of West 5th Avenue, between Manitoba and Ontario Streets, in Vancouver's desirable False Creek industrial area. This location offers excellent access to Downtown Vancouver, the Broadway Corridor, and vibrant Main Street, this prime location provides exceptional convenience and connectivity for businesses looking to thrive in a dynamic and accessible environment.

### Features

- ▶ Grade loading
- ▶ 12' clear ceiling height in warehouse (approximate)
- ▶ Improved showroom space
- ▶ 2 washrooms, 1 with shower
- ▶ Concrete block construction
- ▶ Private secured parking area at rear
- ▶ 3-phase power
- ▶ Fenced yard space
- ▶ Alarm/security system in place



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