

FOR LEASE | INDUSTRIAL  
25 EAST 6TH AVENUE  
VANCOUVER, BC



- ▶ 1,100 & 1,700 SF Units Available
- ▶ Warehouse/Production Space

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### Location

Situated on the north side of East 6th Avenue, just west of Main Street, this area is home to many service oriented businesses, wholesaling, light manufacturing, film and television related businesses. This location offers excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.

### Available Area

Unit	Size	Lease Rate	Monthly Gross Rent	Availability
203	1,700 SF	\$25.00 PSF	\$5,680.83 + GST	Immediate
304	1,100 SF	\$25.00 PSF	\$3,675.83 + GST	Immediate

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

### Zoning

I-1 (Light Industrial)

### Features

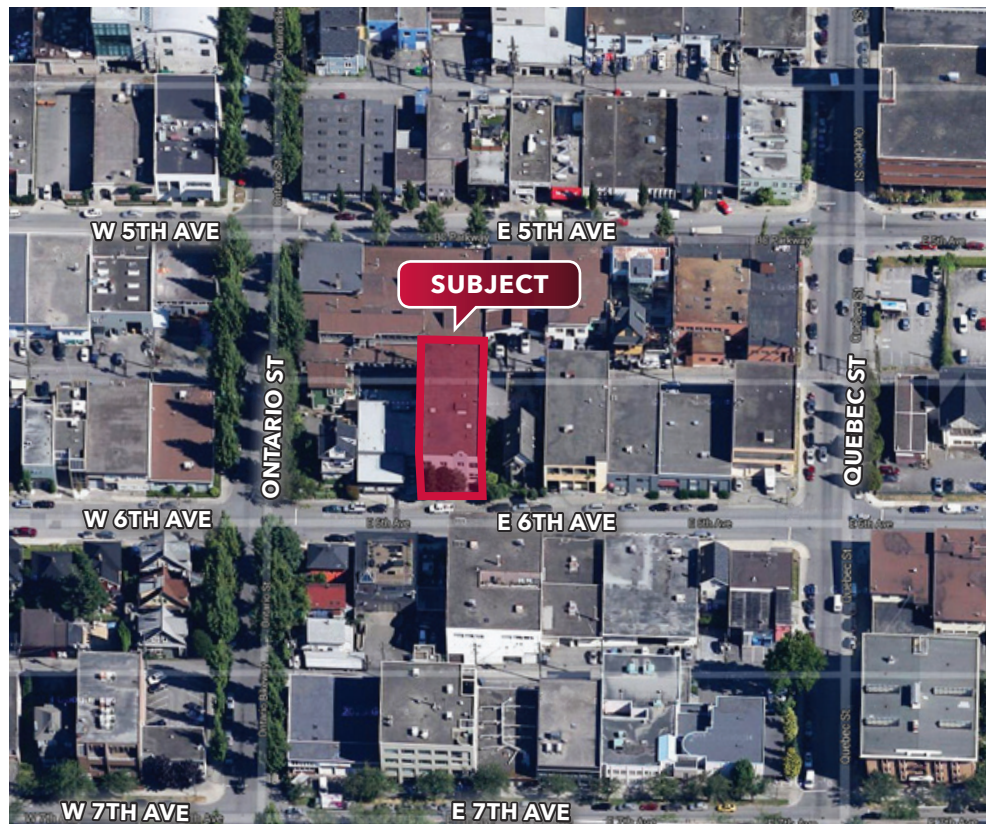
- ▶ Heavy power
- ▶ Underground parking
- ▶ Concrete construction
- ▶ Open concept/concrete floors
- ▶ Freight elevator access from parkade (4,000 lbs)
- ▶ Kitchenette

### Taxes & Additional Rent

\$15.10 PSF (2023 Estimate)

### Leasing Term

3 to 5 years preferred



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