▶ Main & Cambie Industrial Building
▶ 4,449 SF Office/Warehouse/Production Space

Location

The subject property is located on the north side of West 6th Avenue, just west of Manitoba Street in Vancouver's desirable False Creek industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor, and busy Main & Cambie Streets.

Mitch Ellis
D 604.630.3383   C 604.729.7699
mitch.ellis@lee-associates.com

Ryan Saunders
Personal Real Estate Corporation
D 604.630.3384   C 604.760.8799
ryan.saunders@lee-associates.com

Available Area
4,449 SF

All measurements are approximate and must be verified by the tenant

Lot Size
49.5' x 122'

Basic Lease Rate
$23.00 PSF

Taxes & Operating Costs
$8.63 PSF (2024 estimate)

Lease Term
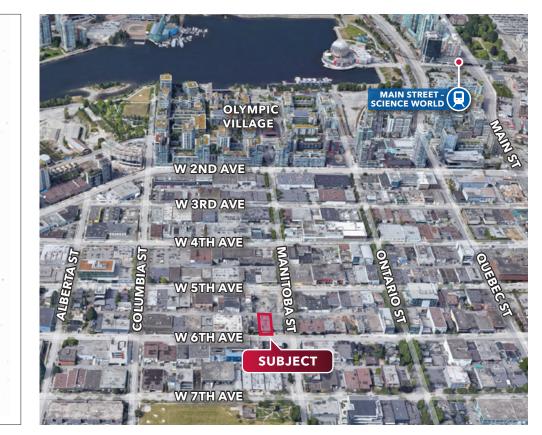3 to 5 years

Availability
September 1, 2024

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

Features

- Front office/rear loading
- 1 grade level loading door
- 3 on-site parking stalls including loading bay
- Heavy 3-phase electrical service
- New lighting in warehouse
- Open offices

- 10' ceiling height
- 2 washrooms
- Gas forced air heaters
- Exposure location
- Signage opportunity

Not to scale

Office

Bathrooms

East Stairwell

Hydro Room

Overhead Loading Door

OLYMPIC VILLAGE

MAIN STREET - SCIENCE WORLD

MAIN ST

W 2ND AVE

W 3RD AVE

W 4TH AVE

W 5TH AVE

W 6TH AVE

W 7TH AVE

ALBERTA ST

COLUMBIA ST

MANITOBA ST

ONTARIO ST

QUEBEC ST

SUBJECT

CELEBRATING OVER
50
YEARS IN VANCOUVER