FOR LEASE | INDUSTRIAL **105 WEST 6TH AVENUE** VANCOUVER, BC





- 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

475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

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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

Office

Bathrooms

East Stairwell

Overhead Loading Door

Hydro Room

\$8.63 PSF (2024 estimate)

Lease Term

3 to 5 years

Availability

*Not to scale

September 1, 2024



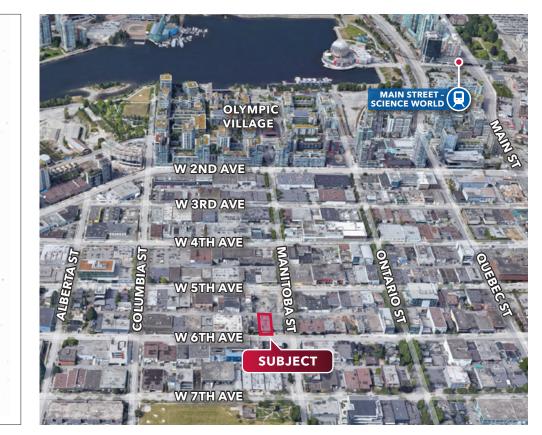
Zoning

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



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