

FOR LEASE | INDUSTRIAL
#120 - 9123 BENTLEY STREET
VANCOUVER, BC



- ▶ **4,351 SF Industrial Space in South Vancouver**
- ▶ **Riverworks Business Park**
- ▶ **Warehouse Unit with Grade Loading**

Location

Riverworks Business Park is located on the Fraser River in the Marine Drive Industrial District of South Vancouver. Access to downtown Vancouver is extremely efficient via Granville, Oak, or Cambie Streets. Vancouver International Airport and Richmond are directly accessible via the Arthur Laing and Oak Street bridges and all points are easily accessed by Marine Drive and Marine Way.

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Available Area

Main floor	2,056 SF
Second floor	2,259 SF
Total	4,315 SF

Zoning

M-2 Industrial permitting a wide range of industrial uses, such as distribution, warehousing, manufacturing, wholesale, assembly, packaging, and food and beverage processing.

Basic Lease Rate

\$25.00 PSF plus GST, or
\$8,989.58 per month plus GST

Taxes & Operating Costs (2024 Estimate)

\$7.75 PSF plus GST, or
\$2,786.77 per month plus GST

Availability

Immediate

Features

- ▶ 20' ceiling heights (approximate)
- ▶ 3-phase power
- ▶ Close to transit
- ▶ Great loading
- ▶ Quality concrete tilt-up construction
- ▶ 10'-12' grade loading door
- ▶ Security gate
- ▶ Open office space
- ▶ Common area parking
- ▶ Signage opportunity
- ▶ Views of the Fraser River



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