

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

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **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
<b>Total</b>	<b>4,315 SF</b>

**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)**

\$11.20 PSF plus GST, or  
\$4,027.33 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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