

FOR LEASE | INDUSTRIAL
1338 CLARK DRIVE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **9,687 SF I-2 Zoned Industrial Lot**
- ▶ **Centrally Located in the Grandview-Woodland Area**

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

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Opportunity

To lease an industrial lot in the Grandview-Woodland area of East Vancouver. Long-term lease available or a build-to-suit opportunity for a qualified tenant. Previously leased for vehicle parking and container storage.

Zoning

I-2 (Industrial)

Features

- ▶ Fenced on all sides with a gate on Clark Drive
- ▶ Alley in the back of the property
- ▶ Excellent access to major arterial routes

Lot Size

9,687 SF (100' x 96.87')

Lease Rate

\$5,000 per month NNN

Taxes & Operating Costs

\$4,868 per month (2022 estimate)

Availability

Immediate



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