

FOR LEASE | INDUSTRIAL
#103 - 408 EAST KENT AVENUE SOUTH
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,200 SF Ground Floor Warehouse Unit**
- ▶ **Foreshore Business Park**

Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

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Location

The subject property is located in Foreshore Business Park in South Vancouver, between Main Street and Fraser Street, with close proximity to the Fraser River. This location offers excellent access to SE Marine Drive, Oak Street, and Knight Street, providing convenient connections to Downtown Vancouver, YVR Airport, and the rest of Metro Vancouver via Highway 99 and Highway 91.

Its prime position within the South Vancouver industrial hub makes this property ideal for businesses requiring efficient access to major transportation routes, while also offering convenience for owner-operators and employees commuting to the location.

Features

- ▶ One (1) grade loading door
- ▶ 19' clear ceiling height
- ▶ 3-phase electrical service
- ▶ Clear span warehouse with natural light
- ▶ One (1) two-piece washroom
- ▶ Three (3) designated parking stalls

Zoning

M-2 (Industrial)

Available Area

1,200 SF ground floor warehouse

Basic Lease Rate

\$24.00 PSF

Taxes & Operating Costs

\$11.10 PSF (2025 estimate)

Total Monthly Rent

\$3,510.00 per month plus GST and utilities

Availability

30 days notice



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