

FOR LEASE | INDUSTRIAL  
#103 - 418 EAST KENT AVENUE SOUTH  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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

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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

Immediate



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