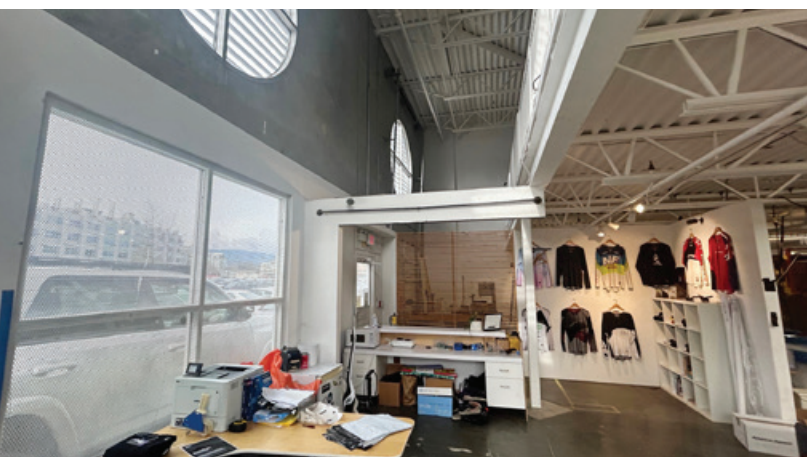


FOR LEASE | INDUSTRIAL
419-421 INDUSTRIAL AVENUE
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Front Corner Unit at 401 Industrial Park**
- ▶ **4,339 SF Warehouse/Office/Flex Opportunity with Grade Loading**
- ▶ **Affordable Space**

Location

This development is strategically located one block east of Main Street between Terminal Avenue and Great Northern Way in East Vancouver. This location offers quick access to Downtown Vancouver, East and West Sides, and other parts of the Lower Mainland.

Mitch Ellis

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Ryan Saunders

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D 604.630.3384 C 604.760.8799
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Available Area

4,339 SF

**All measurements are approximate and must be verified by the Tenant.*

Zoning

I-2 (General Industrial) permits a wide range of uses including warehouse, lab, manufacturing, wholesale, and ancillary office uses.

Basic Lease Rate

\$27.00 PSF

Additional Rent

\$15.50 PSF (2024 estimate)

Availability

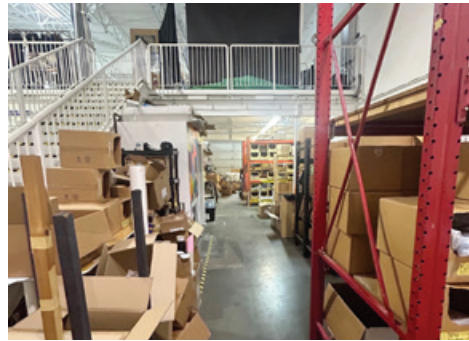
August 1, 2024

Opportunity

To lease a first-class concrete tilt-up distribution warehouse/production facility in East Vancouver. This excellent space is one-of-a-kind on the market and offers the only high ceiling option for lease of its size in the East Vancouver Industrial Area.

Features

- ▶ One grade level loading door
- ▶ Ample on-site parking
- ▶ High ceilings
- ▶ 20' clear ceiling height
- ▶ 3-phase power
- ▶ Front corner units
- ▶ Modern open layout
- ▶ Functional mezzanine
- ▶ Lots of natural light



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