

FOR SALE OR LEASE | INDUSTRIAL  
**57 LAKEWOOD DRIVE**  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- Prime Office/Warehouse/Showroom Facility
- 21,900 SF Freestanding Building with Parking or Yard Space

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## 57 LAKEWOOD DRIVE

### VANCOUVER, BC

#### Location

The subject property is located on the corner of Lakewood and Dundas Street on the south side of the street. This area of Vancouver provides immediate access to the Van Terminal Port Facility, as well as the downtown core. For routes connecting the subject property to the infrastructure around the city and its distribution routes, Powell Street, East Hastings Street, as well as Clark Drive provides excellent access to the location.

#### Features

- ▶ Exposure to Dundas Street
- ▶ Nice appointed showroom/office areas
- ▶ A mix of private offices, training and meeting rooms, lunchroom, and an open plan office space
- ▶ Large ground floor showroom display area
- ▶ Sales offices
- ▶ Fully fenced side yard/parking area
- ▶ 2 dock loading doors
- ▶ High ceilings
- ▶ Private washrooms
- ▶ Gas-forced air heating

#### Zoning

C-2 (Commercial) allowing for a wide range of retail, certain office, light manufacturing, distribution, showroom, warehouse, and some sales and service business.

#### PID

028-147-545

#### Available Space (Approximate)

Main floor	9,030 SF
Mezzanine	3,985 SF
Lower level	8,885 SF
<b>Total</b>	<b>21,900 SF</b>

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

#### Site Size

198 x 122'

#### Taxes & Operating Costs

\$7.50 PSF (2022 estimate)

#### Lease Rate

\$18.00 PSF

#### Asking Price

Contact listing agent

#### Availability

July 1, 2023

