

FOR LEASE | INDUSTRIAL  
UNIT A - 1628 PANDORA STREET  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

PRICE REDUCED



- ▶ East Vancouver Industrial Building
- ▶ Office/Warehouse/Production Space

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# FOR LEASE | INDUSTRIAL UNIT A - 1628 PANDORA STREET VANCOUVER, BC



## Location

The subject property is located on the south side of Pandora Street, close to the corner of Commercial Drive, in Vancouver's desirable Grandview-Woodland industrial area. This location provides excellent access to the downtown business district, Powell Street, and Commercial Drive.

## Features

- ▶ Natural light throughout boardroom area
- ▶ Heavy 3-phase power
- ▶ Recent upgrades
- ▶ Signage opportunity
- ▶ Close to transit
- ▶ Yard area
- ▶ Grade level loading
- ▶ 10' ceiling height (approximate)
- ▶ Parking at rear
- ▶ Alarm system in place
- ▶ One (1) private washroom
- ▶ Security bars on windows
- ▶ Gas forced air heating
- ▶ Floor drains

## Zoning

M-2 industrial district allows for most manufacturing, showroom, storage, wholesaling, distribution, office and some service-based businesses.

## Available Area

Office/boardroom	350 SF
Warehouse/production	1,230 SF
Total	1,580 SF

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

## Parking

Shared secured parking at rear

## Gross Lease Rate

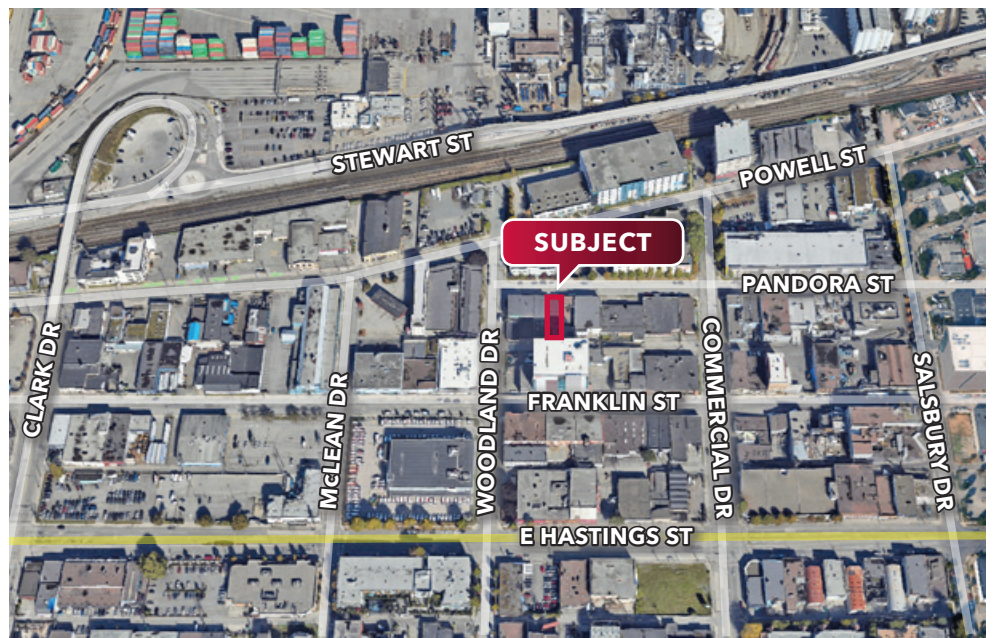
\$5,000.00 per month, plus GST

## Lease Term

3 to 5 years

## Availability

Immediate



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