



- ▶ **2,482 SF Industrial Space in South Vancouver**
- ▶ **Warehouse Unit with Dock Loading**

Location

Shaughnessy Business Park is located one block south of the Marine Drive, in the industrial district of South Vancouver. Access to downtown Vancouver is extremely efficient via Granville, Oak, or Cambie Streets. Vancouver International Airport and Richmond are directly accessible via the Arthur Laing and Oak Street bridges and all points are easily accessed by Marine Drive and Marine Way.

Mitch Ellis

D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com



Available Area

Main floor	1,925 SF
Second floor office/ mezzanine	557 SF
Total	2,482 SF

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

Lease Rate

\$25.00 PSF or
\$5,170.83 per month plus GST

Taxes & Operating Costs (2025 Estimate)

\$9.00 PSF or
\$1,861.50 per month plus GST

Lease Term

3 to 5 years

Availability

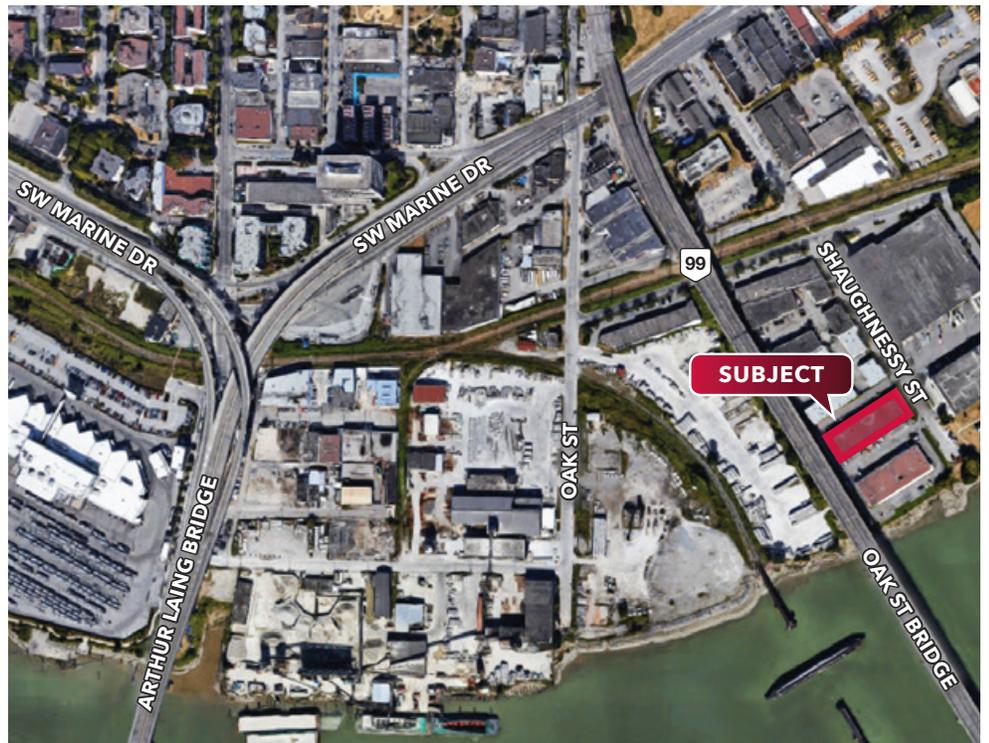
April 1, 2026

Zoning

M-2 Industrial permitting a wide range of industrial uses, such as distribution, warehousing, manufacturing, wholesale, assembly, packaging, and food and beverage processing.

Features

- ▶ Quality concrete tilt-up construction
- ▶ 18' ceiling heights (approximate)
- ▶ Rear/dock level loading
- ▶ 3-phase power
- ▶ 40'-53' trailer access
- ▶ Security gate
- ▶ Two (2) washrooms
- ▶ Existing well-appointed office space
- ▶ Ample on-site parking
- ▶ Signage opportunity
- ▶ Close to the Canada Line Marine Drive Station



Mitch Ellis

D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com