

FOR LEASE | INDUSTRIAL
9275 SHAUGHNESSY STREET
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,895 SF Industrial Space in South Vancouver**
- ▶ **Warehouse Unit with Dock Loading**

Location

Shaughnessy Business Park is located one block south of the Marine Drive 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.

Ryan Saunders

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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

- ▶ 20' ceiling heights (approx.)
- ▶ 3-phase power
- ▶ Close to the Canada Line/Marine Drive Station
- ▶ 40'-53' trailer access
- ▶ Quality concrete tilt-up construction
- ▶ 10'-12' dock loading door
- ▶ Security gate
- ▶ Two (2) washrooms
- ▶ Existing office space
- ▶ Common area parking
- ▶ Signage opportunity
- ▶ Views of the Fraser River



Available Area

Main floor	2,225 SF
Second floor office/ mezzanine	670 SF
Total	2,895 SF

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

Lease Rate

\$26.00 PSF plus GST, or
\$6,272.50 per month plus GST

Taxes & Operating Costs

\$7.00 PSF plus GST, or
\$1,687.00 per month plus GST
(2023 estimate)

Availability

Immediate



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