

FOR LEASE | INDUSTRIAL
1457 VENABLES STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



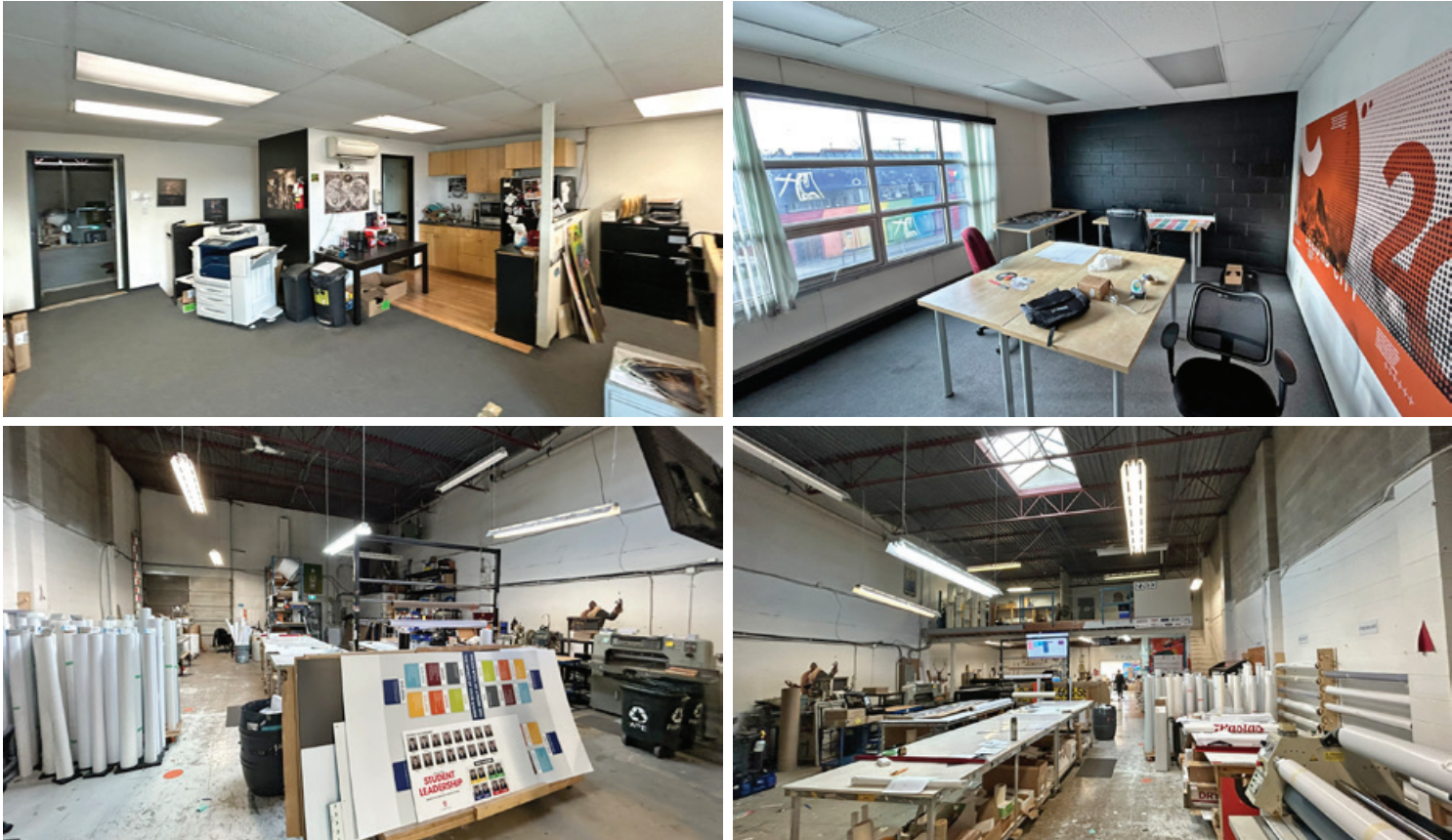
- ▶ **4,857 SF Office/Showroom/Warehouse**
- ▶ **Dock Loading**
- ▶ **Exposure Location**

Chris McIntyre

Personal Real Estate Corporation

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Location

The property is situated near the corner of Woodland Drive and Venables Street, just east of Clark Drive. This unique area is home to many service-oriented businesses, wholesaling and showroom/warehouse operations. This location offers excellent access to Downtown Vancouver and fantastic nearby local restaurants and breweries.

Features

- ▶ Exposure location
- ▶ Dock loading
- ▶ 18’ ceiling height in warehouse (approx)
- ▶ Showroom and modern offices
- ▶ Concrete block construction
- ▶ Parking stalls available at the rear (3+ loading door)
- ▶ Signage available
- ▶ Gas-forced air heating
- ▶ Boardroom and lunchroom areas
- ▶ Skylight in warehouse
- ▶ 3-phase power (tenant to verify power supply)

Zoning

I-2 (Light Industrial)

Available Areas

Second floor	1,512 SF
Ground floor	3,345 SF
Total	4,857 SF

Basic Lease Rate

\$17.00 PSF NNN (year 1 introductory rate)

Taxes & Operating Costs

\$8.34 PSF (2025 estimate)

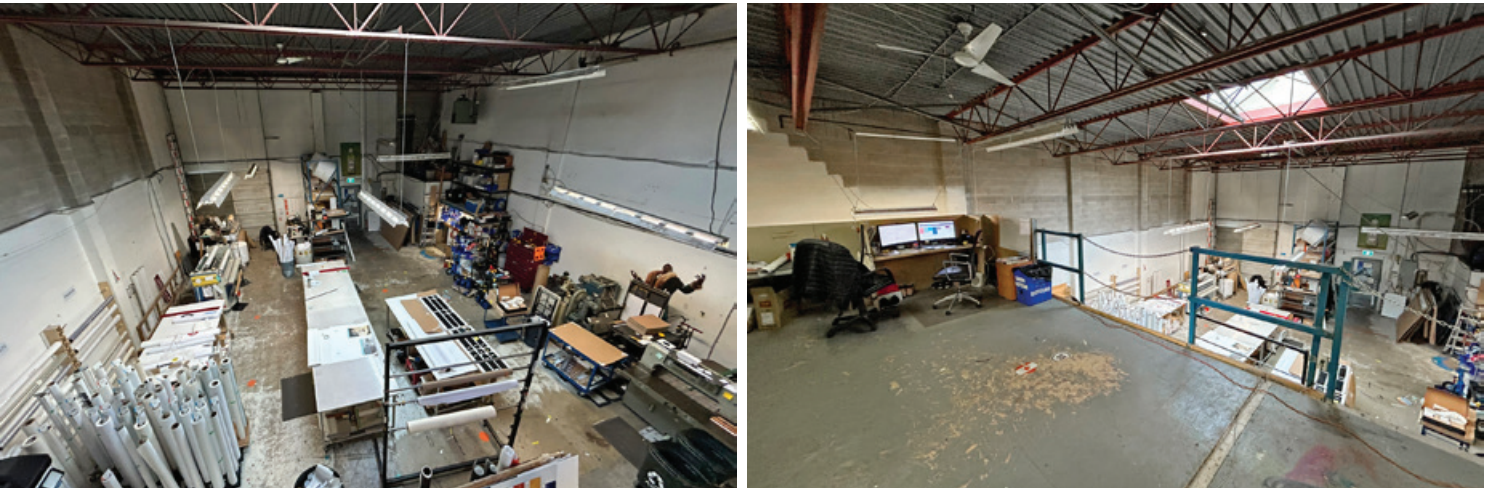
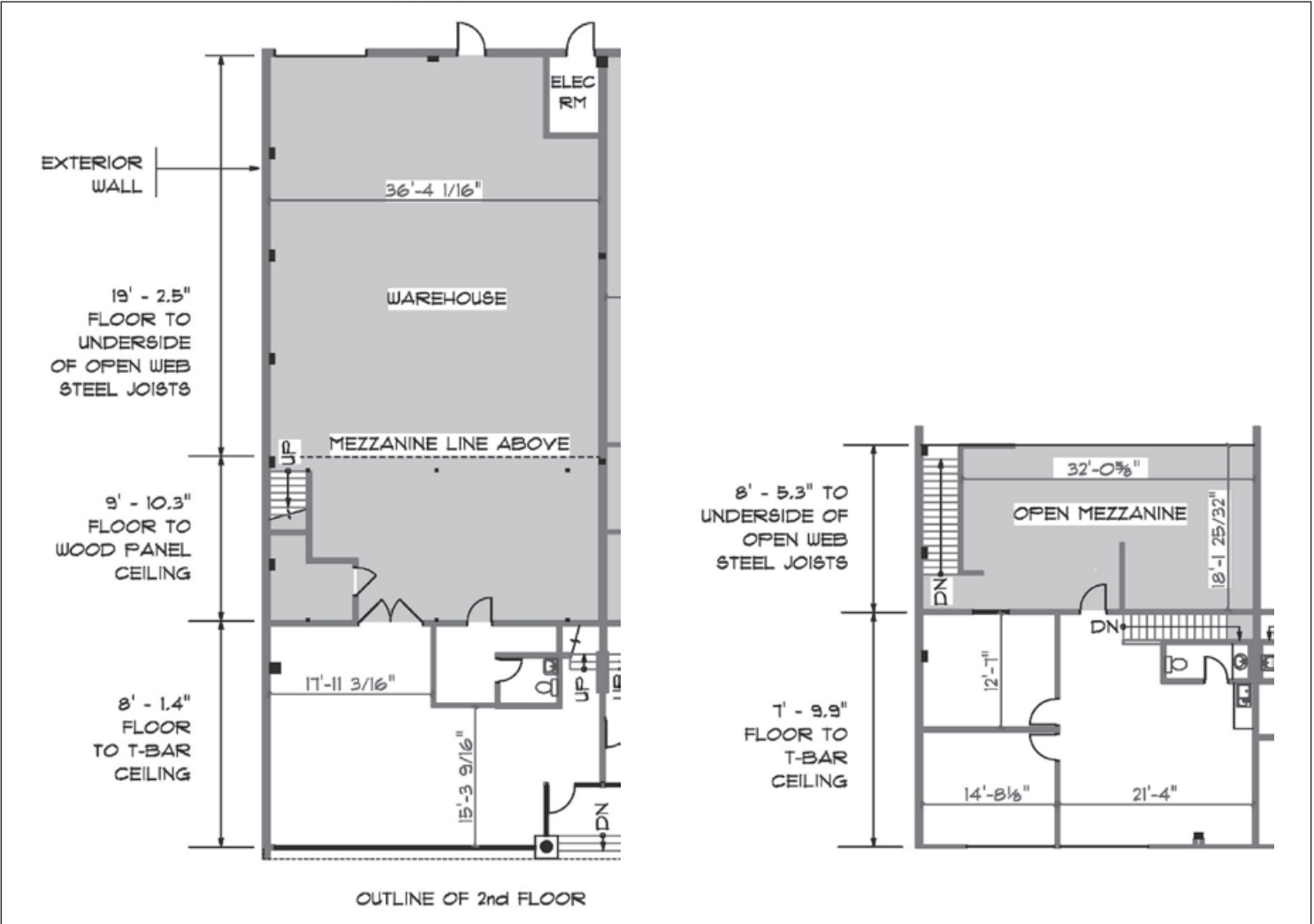
Total Rent

\$10,340.83 per month plus GST and utilities

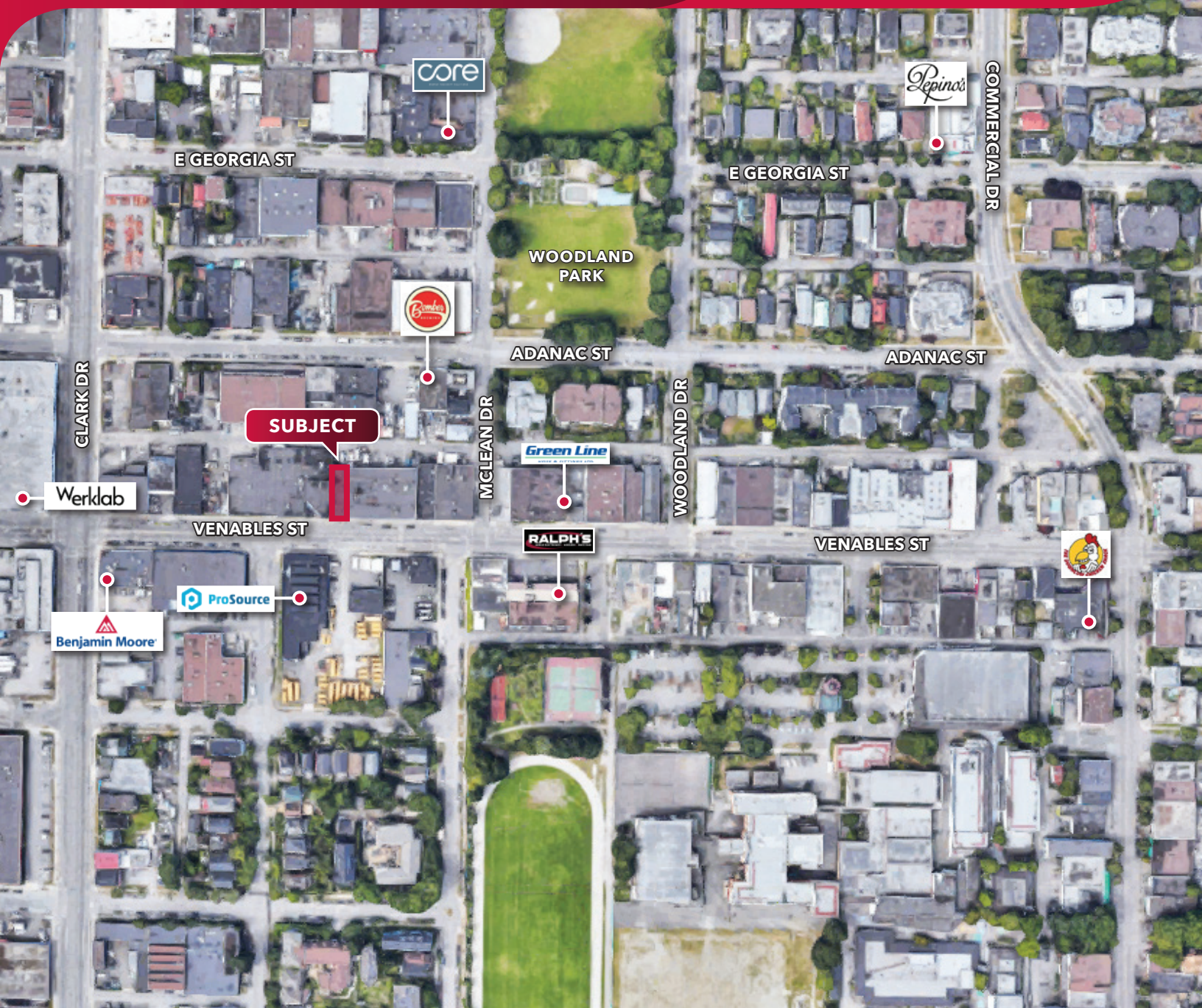
Availability

April 1, 2026

Floor Plan



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CELEBRATING OVER
50
YEARS IN VANCOUVER