

FOR LEASE | INDUSTRIAL  
**1465-1469 VENABLES STREET**  
VANCOUVER, BC



- ▶ **9,395 SF High Profile Industrial Building**
- ▶ **2 Loading Doors (1 Dock & 1 Grade)**
- ▶ **Prime East Vancouver Exposure Location**

**Chris McIntyre**

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Location

The property is strategically located near the northeast corner of Woodland Drive and Venables Street. 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

- ▶ Close to transit and Port of Vancouver
- ▶ Concrete block construction
- ▶ High security facility (equipped with shutters & metal gates)
- ▶ 3-phase power
- ▶ Approximately 18 ft warehouse ceiling height
- ▶ Gas-forced air heating - warehouse
- ▶ One (1) grade door and one (1) dock loading door
- ▶ High-end HVAC controlled offices
- ▶ LED warehouse lighting
- ▶ Warehouse skylights & office kitchen area
- ▶ 5 parking stalls plus loading doors at rear of property

Zoning

I-2 (Light Industrial) – allows for a wide variety of uses including office, showroom, manufacturing, storage,wholesaling,post-production,distribution, and some service-based business.

Available Areas

|                     |          |
|---------------------|----------|
| Ground floor office | 2,756 SF |
| Second floor        | 2,854 SF |
| Warehouse           | 3,785 SF |
| Total               | 9,395 SF |

Basic Lease Rate

\$25.00 PSF

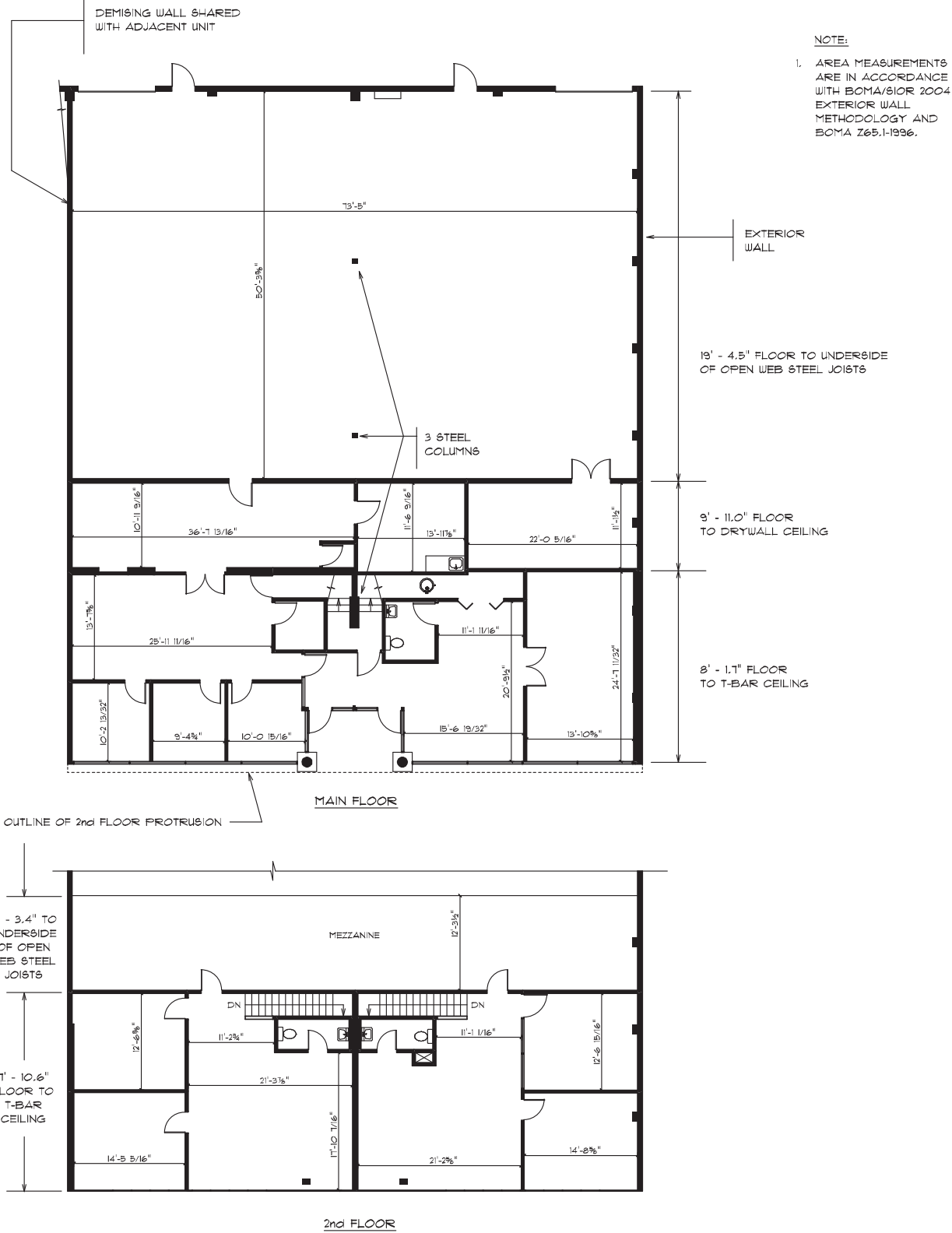
Taxes & Operating Costs

\$8.35 PSF (2023 estimate)

Availability

July 1, 2023

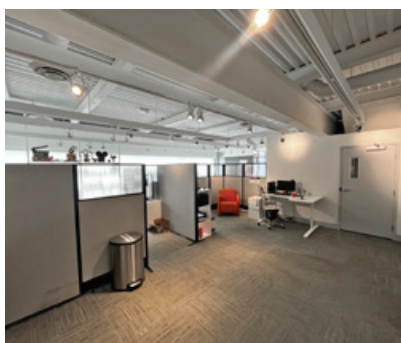
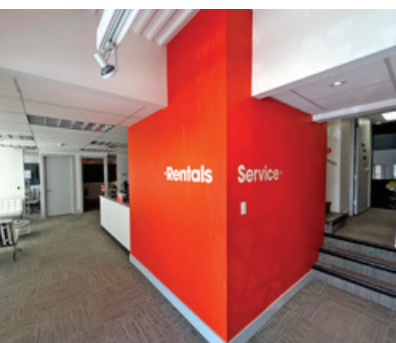
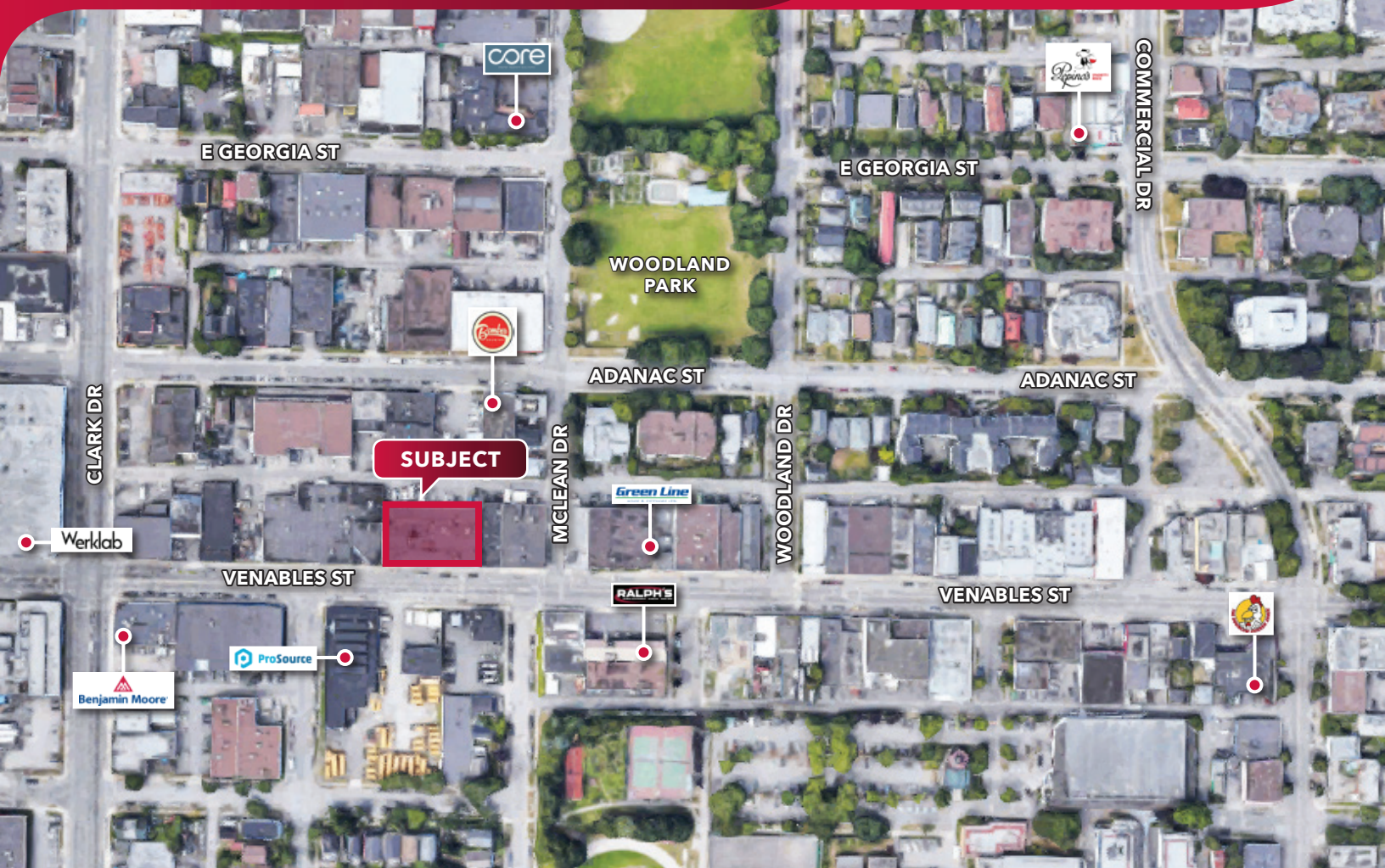
Floor Plans



\*Existing improvements may differ slightly than plans above



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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER