

FOR LEASE | INDUSTRIAL
1288 VERNON DRIVE
VANCOUVER, BC



- ▶ **2,224 SF Office/Warehouse Space**
- ▶ **Clark Drive Area**
- ▶ **Grade Loading**

Location

The subject property is situated on Vernon Drive just one block west of the corner at Clark Drive & Charles Street. This area is home to many service oriented businesses, wholesaling, showroom and light manufacturing operations. This location offers excellent access to Downtown Vancouver and other major arterial routes.

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Zoning

I-2 (Light industrial) - Allows for most light manufacturing, showroom, storage, wholesaling, distribution, and some sales and service businesses.

Features

- ▶ Modern open fully finished office space
- ▶ 2 parking stalls at rear
- ▶ Glazing and natural light in office
- ▶ 2 washrooms
- ▶ Private entrance
- ▶ Grade level loading
- ▶ 22' ceiling heights (approx.)
- ▶ Fully wired
- ▶ Heavy power
- ▶ Sealed floors

Available Space

Second floor office	637 SF
Main floor showroom	637 SF
Main floor warehouse	950 SF
Total	2,224 SF

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

Lease Rate

\$22.00 PSF per annum

Taxes & Operating Costs (2020)

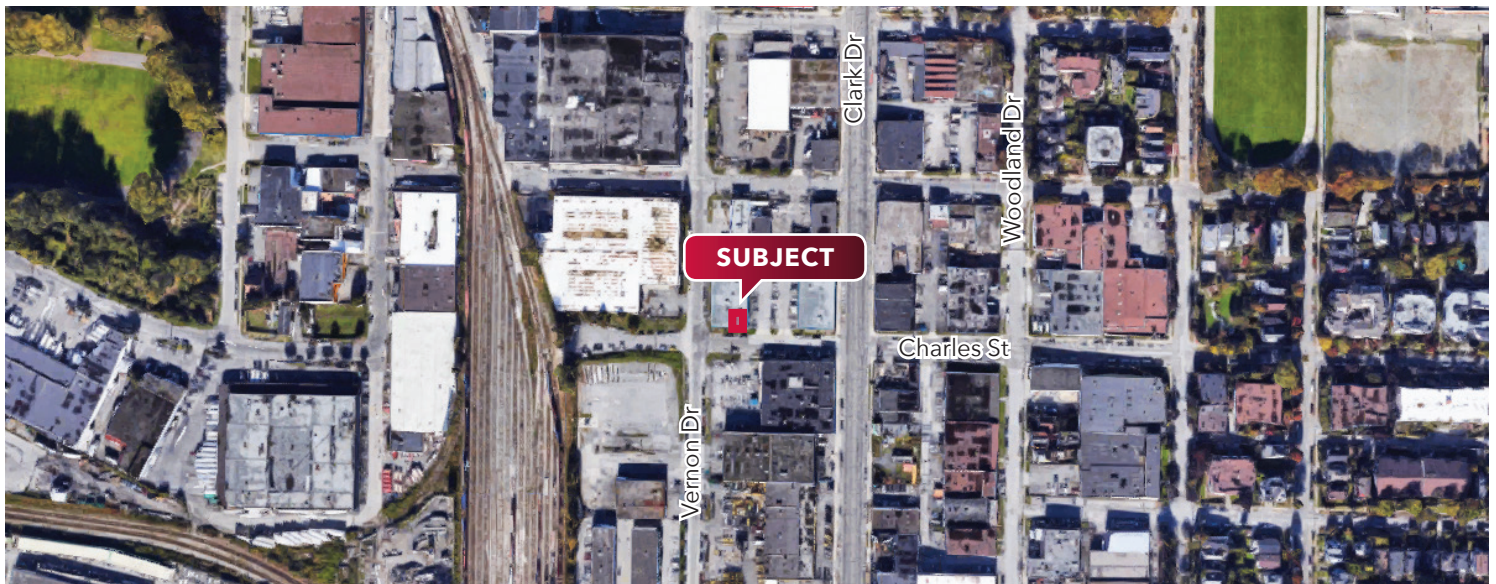
\$8.50 PSF

Availability

November 1, 2020

Lease Term

3 - 5 years



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