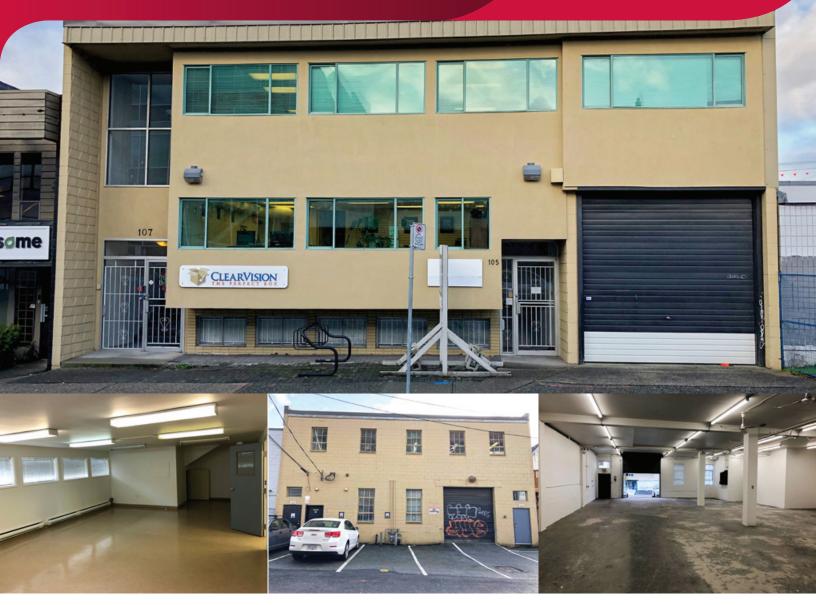
FOR LEASE | INDUSTRIAL **105 WEST 6TH AVENUE** VANCOUVER, BC





- Main / Cambie Industrial Building 4,449 SF Office Warehouse / Production / Space

Location

The subject property is located on the north side of West 6th Avenue, just west of Manitoba Street in Vancouver's desirable False Creek industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor and busy Main & Cambie Streets.

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

Highlights

- ► Front office / rear loading
- Onsite parking
- Signature location
- ► Signage opportunity
- Open offices
- Heavy power



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Zoning

I-1 (Light Industrial District) allows for a wide array of storage, wholesaling, distribution, office and some service-based businesses.

Features

- One grade level loading door ►
- 10' ceiling height
- 3 parking stalls including the loading bay ►
- 2 washrooms
- Gas forced air heaters ►
- Exposure location ►
- ► Heavy 3-phase electrical service
- New lighting in warehouse

Available Space

4,449 SF

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



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



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Lot Size

49.5' x 122'

Lease Rate

\$20.00 PSF

Taxes & Operating Costs (2021) est.

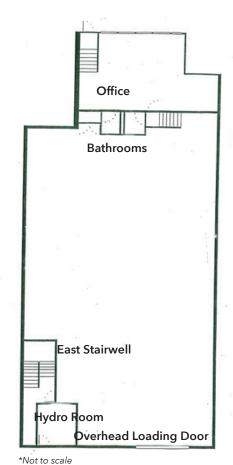
\$4.76 PSF

Lease Term

3 - 5 years

Availability

Immediate



in