



- ▶ **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.

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### Highlights

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

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

**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*



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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



*\*Not to scale*

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