

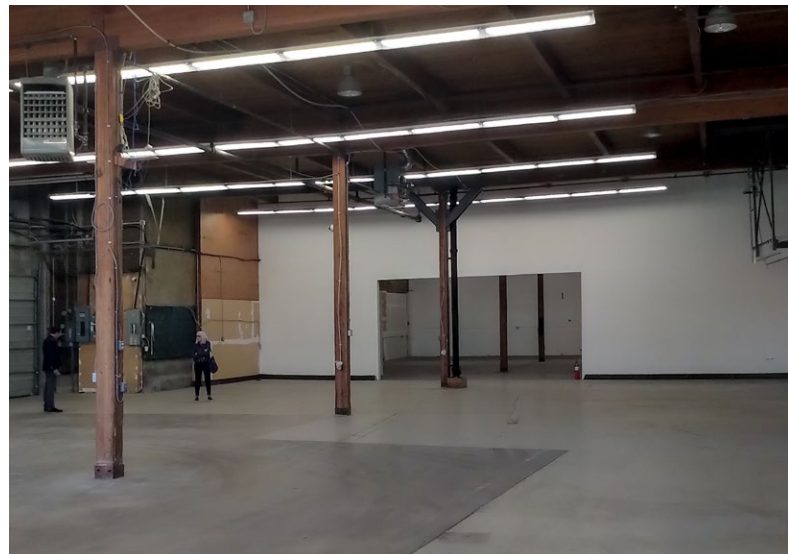


FOR LEASE

121 McLEAN DRIVE

VANCOUVER, BC

QUALITY WAREHOUSE SPACE OF 9,217 SF



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121 McLEAN DRIVE

VANCOUVER, BC

LOCATION

The subject property is located in the Powell Street / Waterfront Industrial area of East Vancouver. More specifically, the subject property is located on the north side south side of Powell Street (at the corner of Powell and McLean Drive) in the 1300 block immediately east of Clark Drive and a few blocks west of Commercial Drive. This location offers direct access to Downtown Vancouver, the Port of Vancouver and major transportation routes as well as exposure to the busy Powell Street corridor.

SPACE FEATURES

- One (1) grade level door
- One (1) covered dock level door
- Abundant natural Light
- 3-phase power (400 Volt/600 Amps)
- 18' clear ceiling height
- Concrete block construction
- Six (6) parking stalls
- Open Warehouse space (3 columns)
- 2 washrooms
- Small Kitchenette

LEASABLE AREA

9,217 sf

ZONING

M-2 (General Industrial District)

LEASE RATE

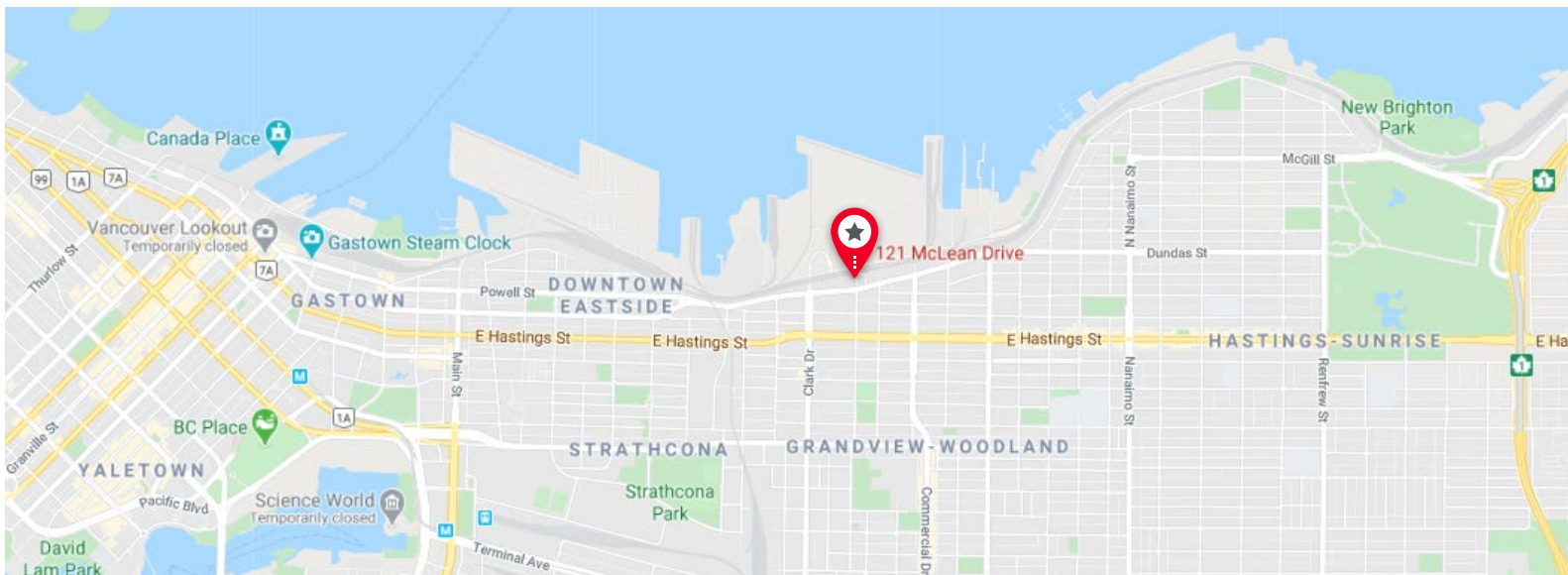
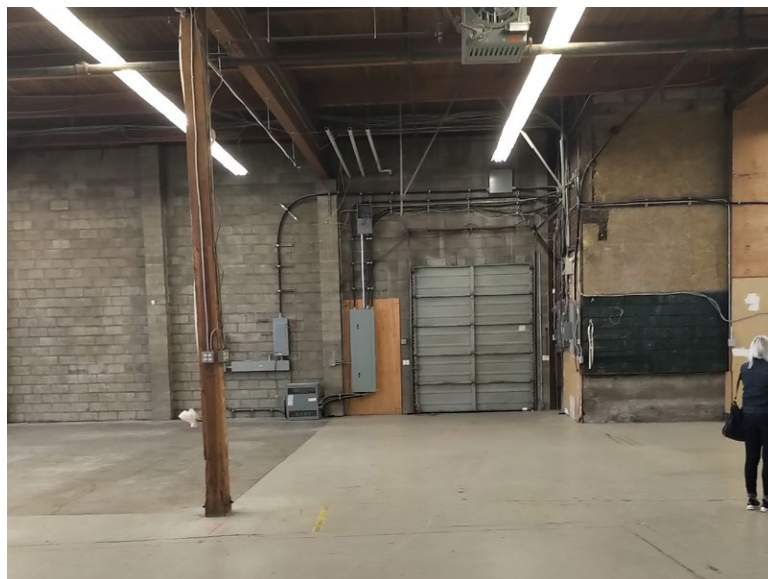
\$18.00 psf, per annum

TAXES & OPERATING COSTS

\$6.30 psf (2020 estimate)

AVAILABILITY

Immediate



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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