

FOR LEASE | INDUSTRIAL
#208 - 8475 ONTARIO STREET
VANCOUVER, BC



- ▶ **3,400 SF Industrial Space in South Vancouver**
- ▶ **Warehouse Unit with Grade Loading**
- ▶ **Kent Business Centre**

Location

Kent Business Centre is located on the corner of Ontario Street & East Kent Ave North in the Marine Drive Industrial District of South Vancouver. Access to downtown Vancouver is extremely efficient via Granville, Oak, or Cambie Streets. Vancouver International Airport and Richmond are directly accessible via the Arthur Laing and Oak Street bridges and all points are easily accessed by Marine Drive and Marine Way.

Highlights

- ▶ 12' ceiling heights (approx.)
- ▶ Grade level loading
- ▶ 3 phase power
- ▶ A/C units in office
- ▶ Signage available

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Zoning

I-2 Industrial permitting a wide range of industrial uses, such as distribution, warehousing, manufacturing, wholesale, assembly, packaging, and food and beverage processing.

Available Space

Main floor	1,800 SF
Second floor office/mezzanine	1,600 SF
Total	3,400 SF

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

Lease Rate

\$12.00 PSF plus GST (or) \$3,400.00 per month plus GST

Taxes & Operating Costs (2020) Approx.

\$5.25 PSF plus GST (or) \$1,487.50 per month plus GST

Availability

Immediate

Features

- ▶ Grade loading
- ▶ 12' ceilings (approx.)
- ▶ Three (3) washrooms
- ▶ Existing office space
- ▶ 12'x10' loading door
- ▶ 3 parking stalls
- ▶ Kitchenette
- ▶ 100 amp 3 phase electrical
- ▶ Signage opportunity

Parking

3 parking spots are available

Lease Term

3 to 5 years



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