



FOR LEASE
732 SW MARINE DRIVE
VANCOUVER, BC

HIGH EXPOSURE SHOWROOM / WAREHOUSE SPACE



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OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to lease 24,750 square feet of high exposure showroom / warehouse space along South West Marine Drive in a well maintained building.

LOCATION

The subject property is located on South West Marine Drive between Oak Street and Cambie Street. The property offers easy access to Richmond, Vancouver International Airport, Downtown Vancouver, Burnaby and New Westminster. The immediate trade area offers excellent income demographics and a large residential population. Nearby amenities include Marine Drive Sky Train Station, Marine Gateway, and numerous shops, banks and restaurants.

AVAILABLE AREA

Showroom / Office	8,890 sf
Warehouse	15,860 sf
Total	24,750 sf

PROPERTY HIGHLIGHTS

- Tremendous exposure to over 60,000 vehicles per day
- Finished showroom and office area with A/C
- 20' clear warehouse ceiling height
- 5 grade level loading doors
- 640 amp, 240 volt single phase power
- Approximately 32 parking stalls
- Concrete block construction

LEASE RATE

\$15.00 psf, fully net

TAXES & OPERATING COSTS

\$7.17 per sf (2021 estimate)

ZONING

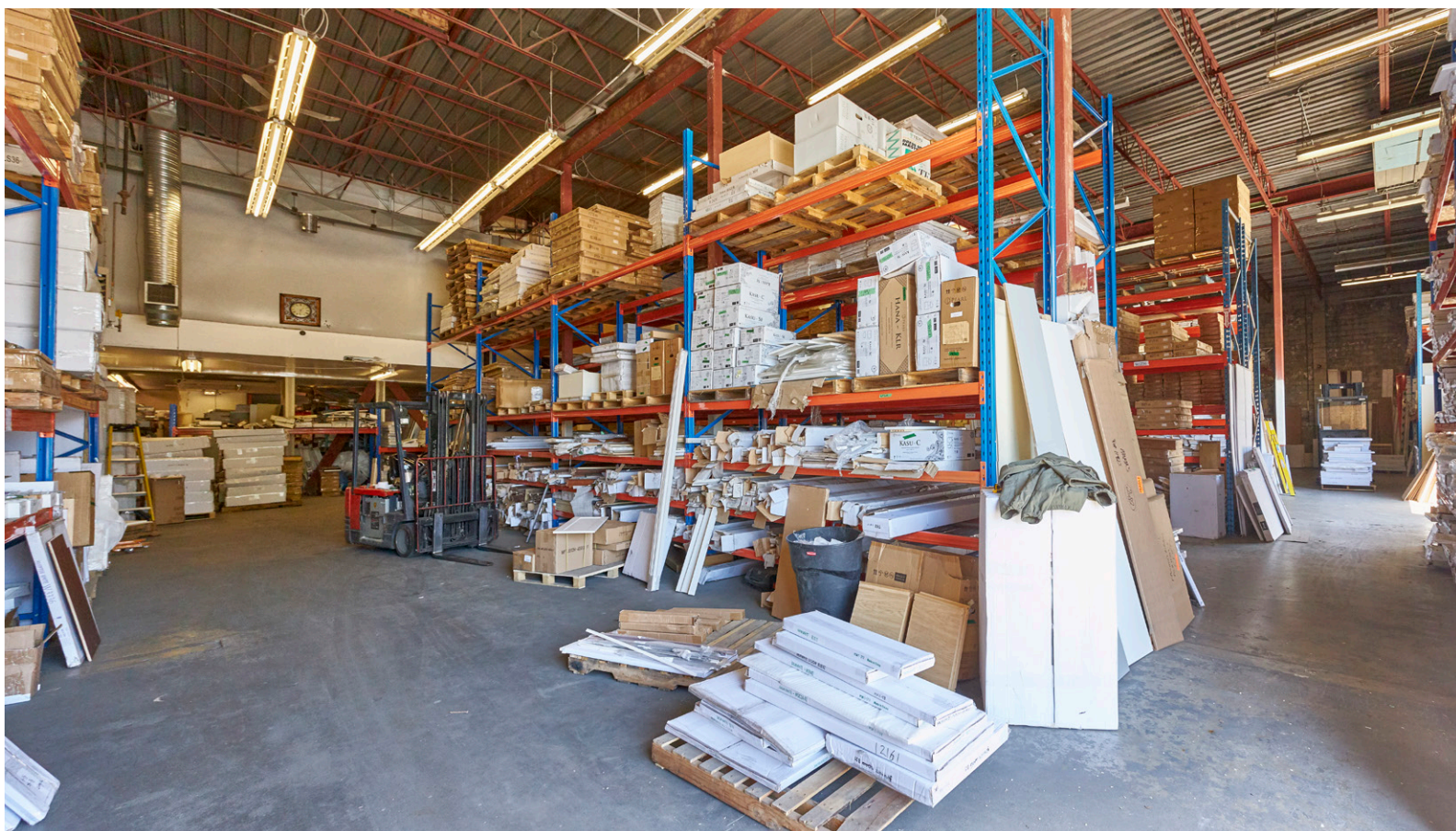
I-2 Light Industrial: This flexible zoning permits a wide range of uses including warehousing, wholesale, manufacturing, service and retail uses.

AVAILABLE

Immediate

DEMOGRAPHICS

	1 km	3 km
Businesses	474	3,238
Average Household Income	\$76,823	\$98,793
Population	12,613	85,321
Median Age	39	40



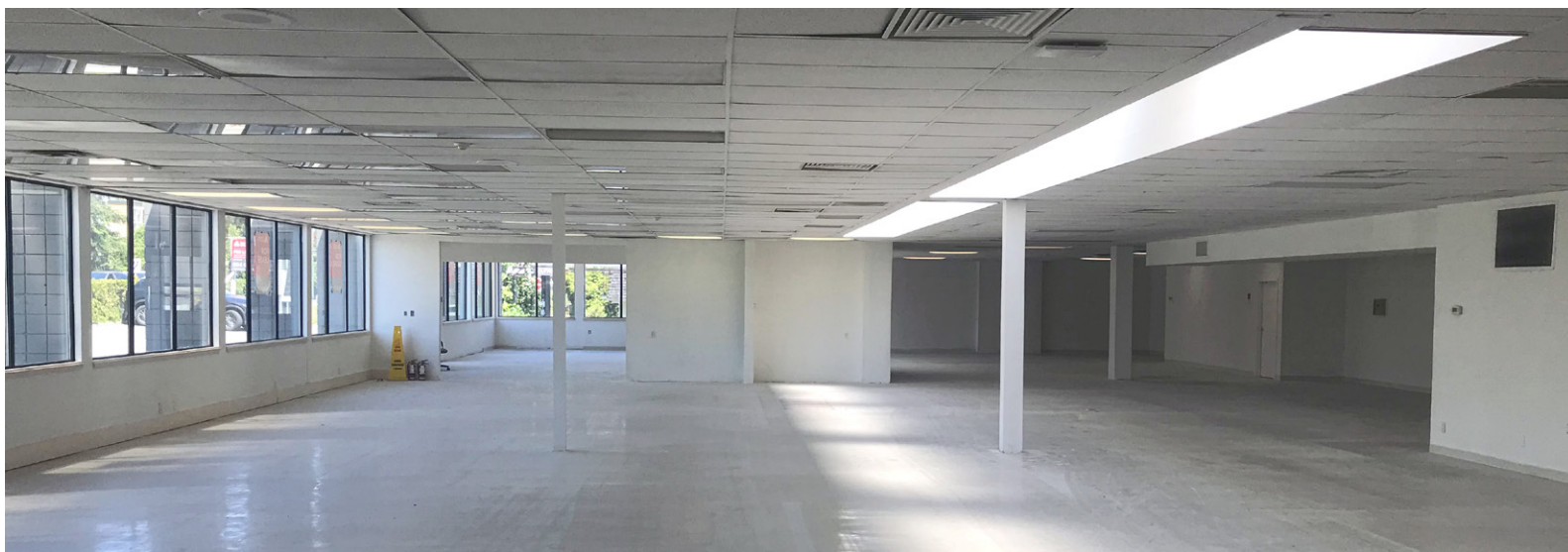
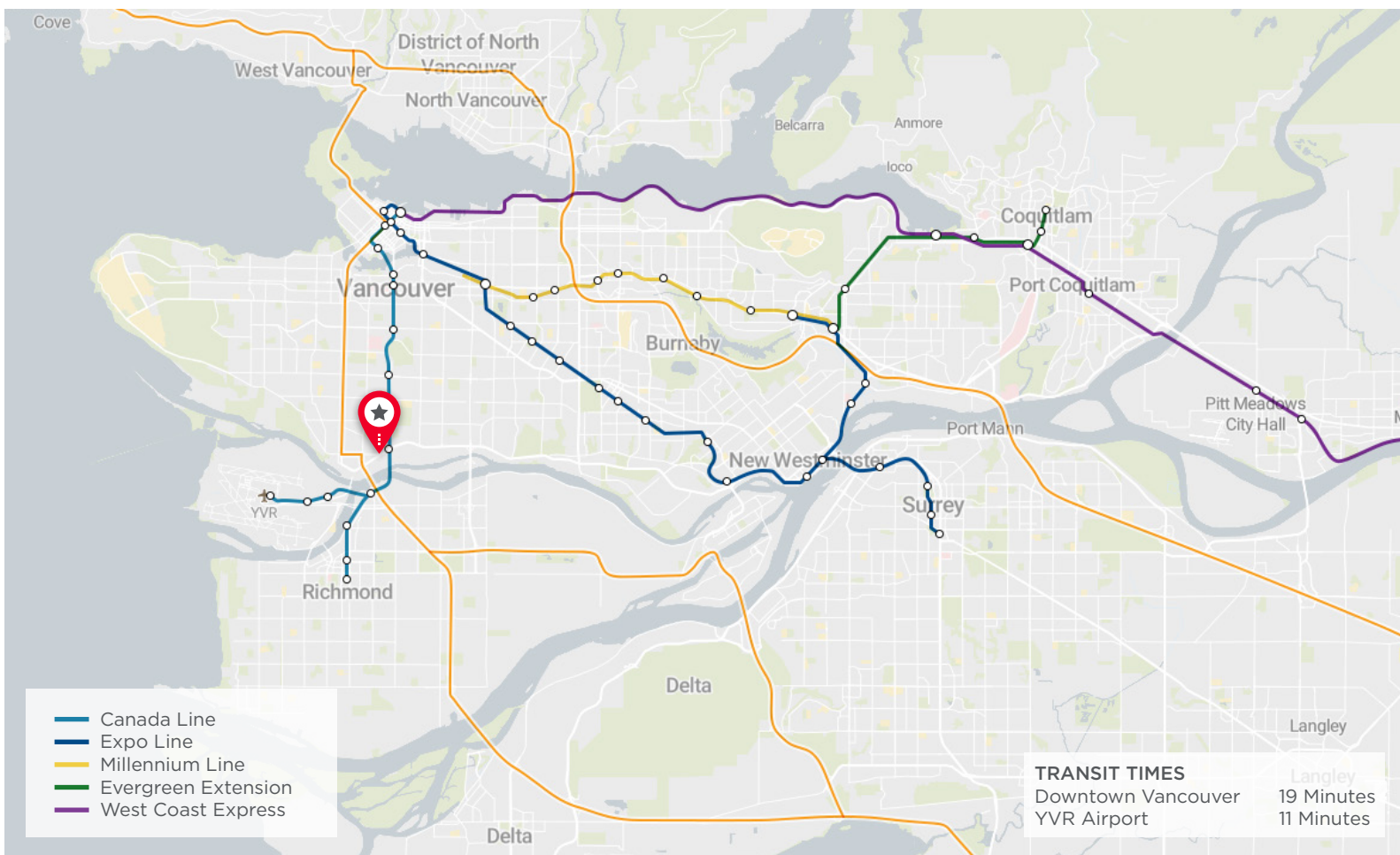




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