

# 951 EAST KENT AVE N

STRATA INDUSTRIAL  
**FOR LEASE**

VANCOUVER | BRITISH COLUMBIA



***2,733 or 5,466 square foot warehouse building  
in South Vancouver***

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**FOR LEASE**

**951**

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### THE OPPORTUNITY

A rare opportunity to lease a 2,733 or 5,466 square foot strata warehouse in South Vancouver. The Subject Property is brand new with excellent exposure and easy ingress/egress.



Airport  
15 min Drive



Knight Bridge  
& Hwy 99  
Easy Access



Delta Port  
29 min drive

### THE LOCATION

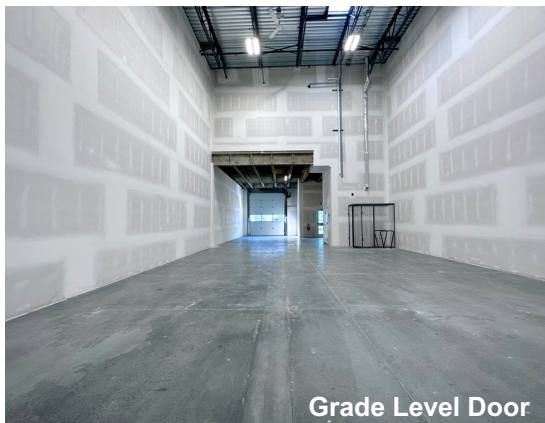
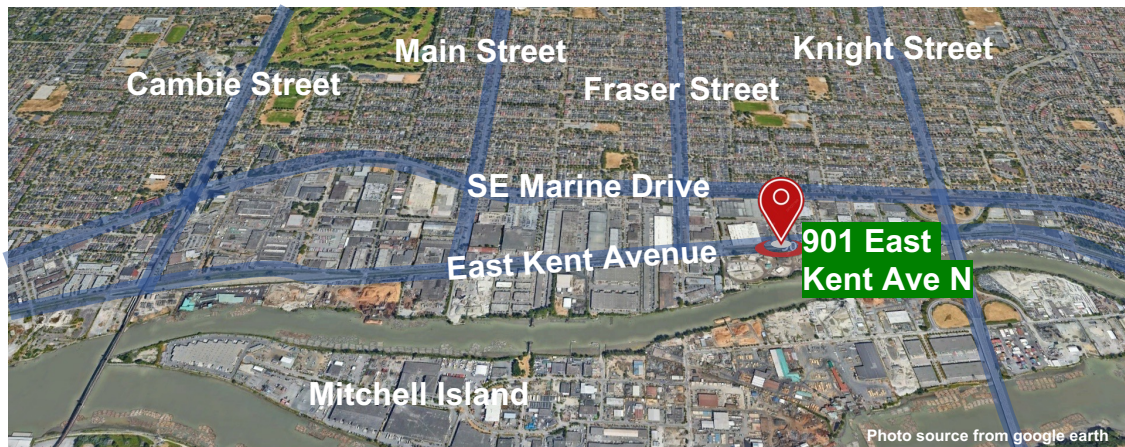
Located in South Vancouver, one block south of SE Marine Drive between Fraser St and Ross St. The location allows quick access to the Knight Street Bridge, Highway 99 and YVR International Airport.

### ZONING: I-2 (General Industrial)

The zone provides for a broad range of general and light industrial uses, with a range of compatible uses.

### BUILDING FEATURE

- Heavy floor load capacity 300lbs/sf on main floor
- Accessible washroom on main floor
- Clear ceiling 12' under mezzanine on main floor
- 10'-5" clear ceiling on mezzanine
- Rooftop mounted mechanical unit for heating and cooling



Grade Level Door



Mezzanine Level

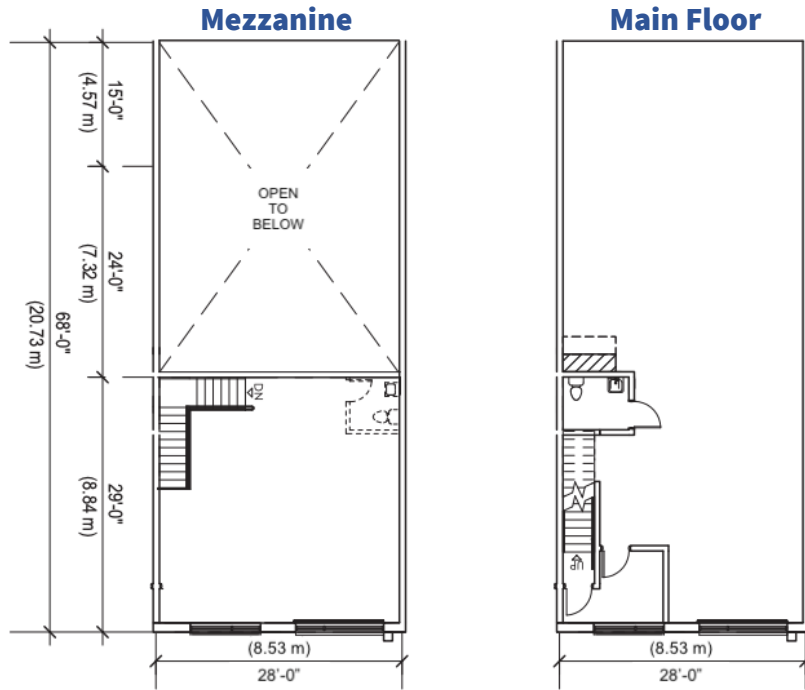


Under Mezzanine



## UNIT FEATURES:

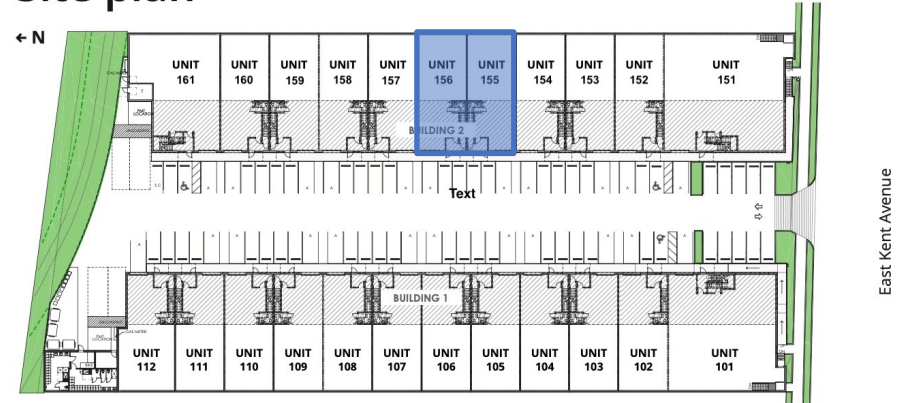
- 26 Feet warehouse clear ceiling height
- 11'5" mezzanine clear ceiling height
- One (1) grade level loading door (10' W x 12' H)
- Tilt-up Concrete Construction
- ESFR sprinklers
- 3 Phase 200 Amp 208/120 Volt electrical service
- Built in 2023



**FOR MORE INFORMATION PLEASE CONTACT**

**[www.thevancouverites.ca](http://www.thevancouverites.ca)**

## Site plan



### Unit 155

#### UNIT SIZE:

Main Floor: **1,904 square feet**  
 Mezzanine: **829 square feet**  
 Total: **2,733 square feet**

### Unit 156

#### UNIT SIZE:

Main Floor: **1,904 square feet**  
 Mezzanine: **829 square feet**  
 Total: **2,733 square feet**

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