

🔥 CHEAPEST Warehouse Space for Lease in Vancouver – Available Oct 1 🔥

- 📍 **Address:** 11568 – Unit 111, Vancouver Area
- 📏 **Size:** 3,057 sq. ft. total (incl. approx. 787.5 sq. ft. mezzanine)
- 🚚 **Loading:** 1 dock-high loading door
- 🔧 **Ceiling Height:** 22' 3" ft clear
- 📅 **Available:** October 1st, 2025
- 💰 **Unbeatable Lease Rate – Lowest in the Vancouver Market!**

Why Pay More?

This is **the most cost-effective warehouse unit available in Vancouver** – perfect for startups, growing businesses, or anyone looking to cut overhead costs **without compromising on functionality**.

Unit Features:

- Functional **mezzanine (~787.5 sq. ft.)** ideal for office or storage
- **Dock-high loading** for efficient shipping/receiving with electric dock leveler
- **22' 3"-foot clear ceiling height** for racking & high-volume storage
- Located in a clean, professional industrial complex
- Easy access to **Highway 91, Highway 17**, and major transportation corridors

Perfect for:

- E-commerce businesses
- Light manufacturing
- Distribution & logistics
- Trades & contractors
- Value-focused operations

💬 **Act Fast – this unit won't last at this price!**

📞 **Contact us today** – watkinsindustriesinc@gmail.com

Mitchell Island Business Park is located in the heart of Mitchell Island, situated in the North Arm of the Fraser River. Convenient access from the Knight Street Bridge, North or Southbound. 11566 - 11568 Eburne Way is located West of the Bridge. A total of 46 warehouse & office units featuring a mix of grade and dock level loading, Ample free on-site parking

Property Type Industrial

I-2 Industrial zone, permitting a full range of Industrial uses.

Area: Main Floor Warehouse: 2,269 sq. ft.

Mezzanine: 787.5 sq. ft.

Total: 3,057 sq ft

Base Rent \$18.00/sf/yr

Additional Rent \$5.86/sf/yr

Available Space 3057 ft²

Available 2025-10-01

Suite Number 111

Lease Type- Assigned to Landlord

Service Type Triple Net

Lease Term 11 months

