

**FOR LEASE**

# **1140 & 1150 RAYMUR AVENUE**

**VANCOUVER, BC**

**UP TO 56,875 SF OF INDUSTRIAL SPACE**



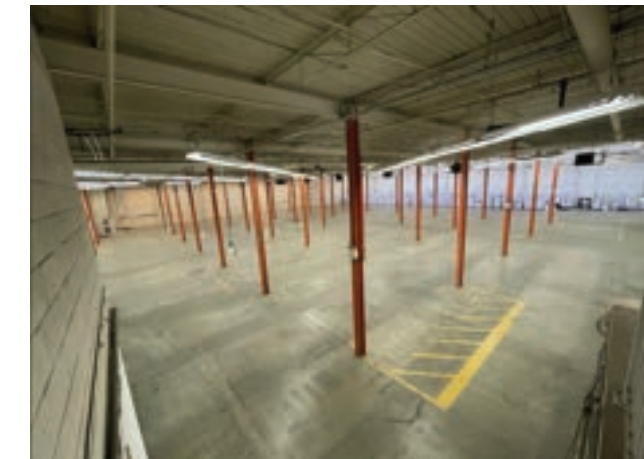
**Derek Lee,**  
Leasing Director  
dlee@wesgroup.ca  
604-788-5323

**wesgroup**

## 1140 & 1150 RAYMUR AVENUE



BUILDING FEATURES
<b>Building Size:</b> 56,875 SF Total
<b>Availability:</b> Immediately
<b>Basic Rent:</b> Please Contact Leasing Manager
<b>Parking:</b> Free Surface Parking
<b>Additional Rent:</b> \$6.91 psf + management fee

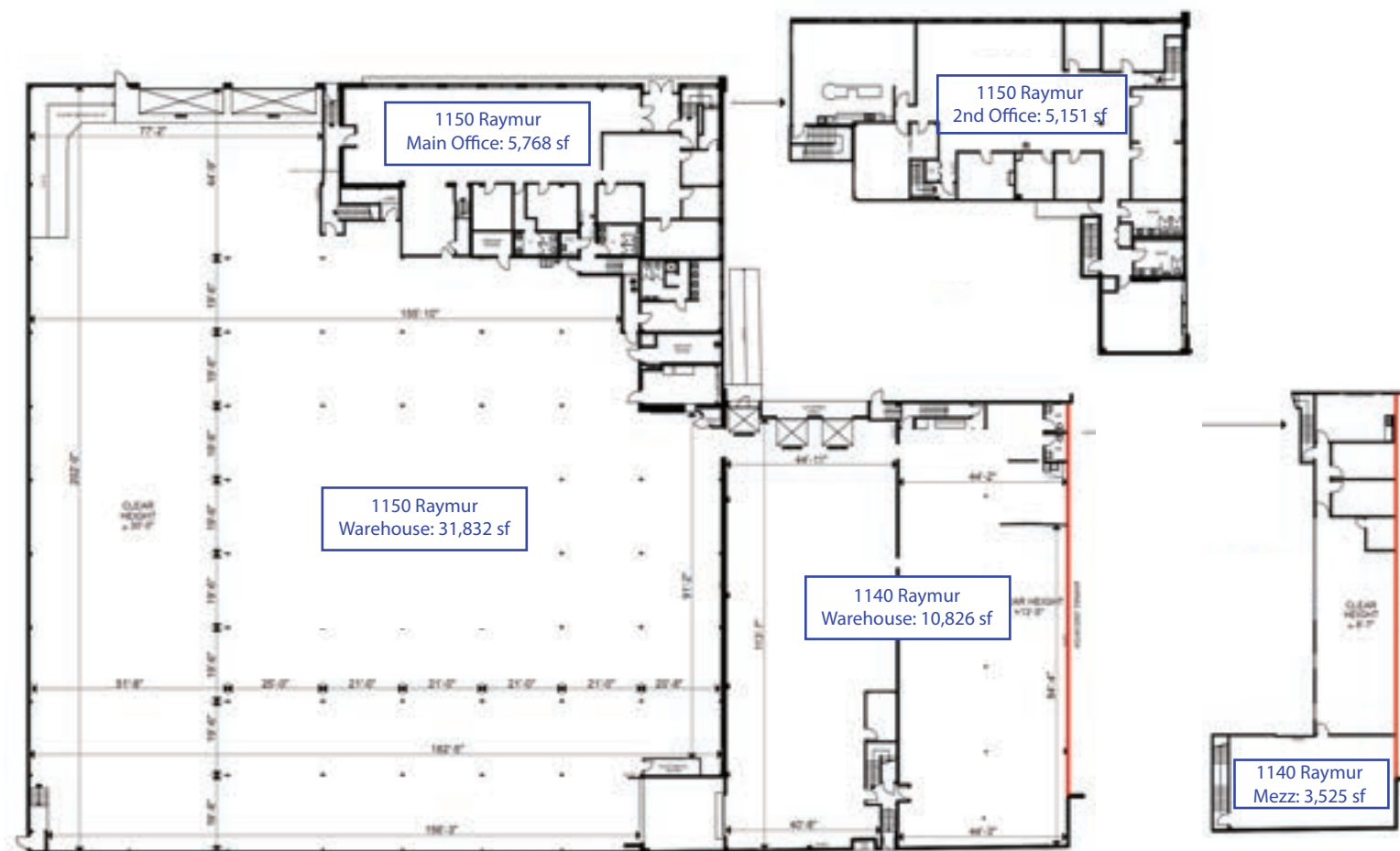


### PROPERTY HIGHLIGHTS

Discover an exceptional opportunity to lease an improved industrial building in the heart of Strathcona, just minutes from Downtown Vancouver. The property comprises two improved buildings with warehouse and office space, available to be leased together or separately.

### PROMINENT LOCATION WITH CONVENIENT ACCESS TO DOWNTOWN

- 20'+ clear ceiling height
- 3-phase electrical power
- 6 dock level loading doors



# THE DEVELOPER

## HISTORY & EXPERIENCE YOU CAN TRUST

Wesgroup Properties is a Vancouver-based, family-owned real estate company that specializes in the development of sustainable, mixed-use spaces. In business for more than 60 years, Wesgroup provides complete, end-to-end real estate services, acquiring, developing and managing commercial and residential properties.

Wesgroup is one of Western Canada's largest private real estate companies, with over 7,000 residential units completed and over 60 commercial buildings, totaling over 3 million square feet under management.



**Derek Lee,**  
Leasing Director  
dlee@wesgroup.ca  
604-788-5323

The Developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E&OE

**wesgroup**

we see potential.