

FOR LEASE
1631 POWELL STREET
Vancouver, BC



HIGH EXPOSURE INDUSTRIAL UNITS
3,406 SF OF INDUSTRIAL / SHOWROOM SPACE



PROPERTY FEATURES

PROPERTY DESCRIPTION

Centrally located property with excellent exposure and strong traffic counts of 35,000 vehicles per day, providing great visibility and easy access. Ideal for businesses seeking a high-profile presence in a well-connected area.

NET RENT

\$20.50 PSF

ADDITIONAL RENT (2025 EST.)

\$8.97 PSF

HIGHLIGHTS

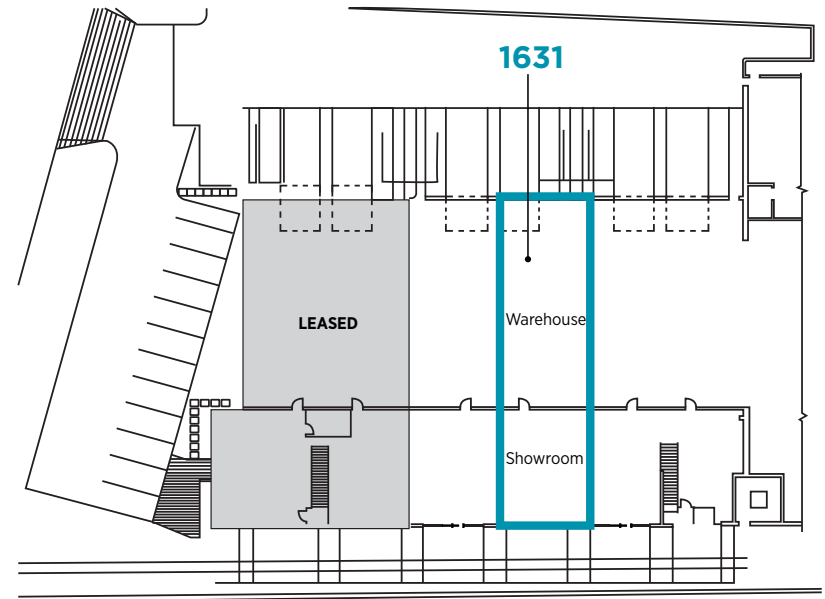
- High exposure building signage/branding opportunities
- Wide loading courts
- Fenced secured loading area
- Rear Grade Loading
- Air conditioned showroom and office space
- 3-phase electrical

ZONING

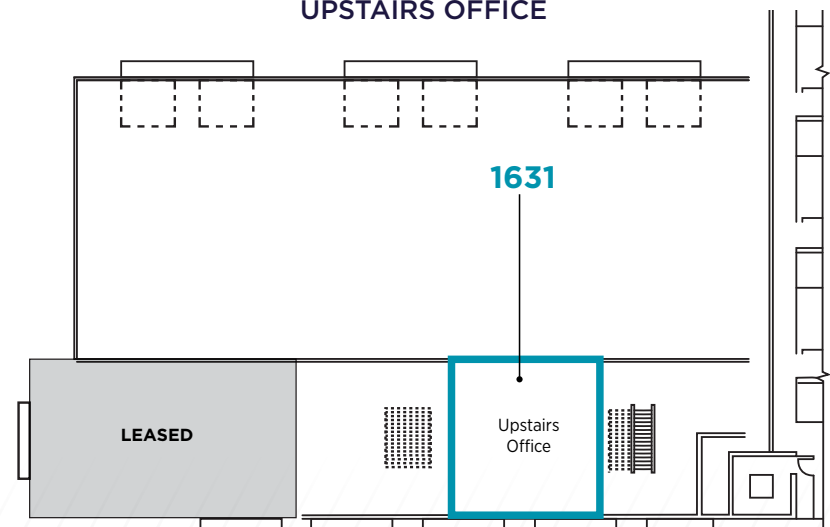
M-2 allows for a wide variety of uses including software, manufacturing, wholesale, sales/service and light manufacturing

FLOORPLANS

MAIN FLOOR



UPSTAIRS OFFICE



1631 POWELL STREET

MAIN FLOOR

Warehouse/Showroom Space:	2,506 SF
Upstairs Office:	900 SF
Total:	3,406 SF

LOADING

One (1) 12'x14' grade loading doors

AVAILABILITY

Immediately

POWER

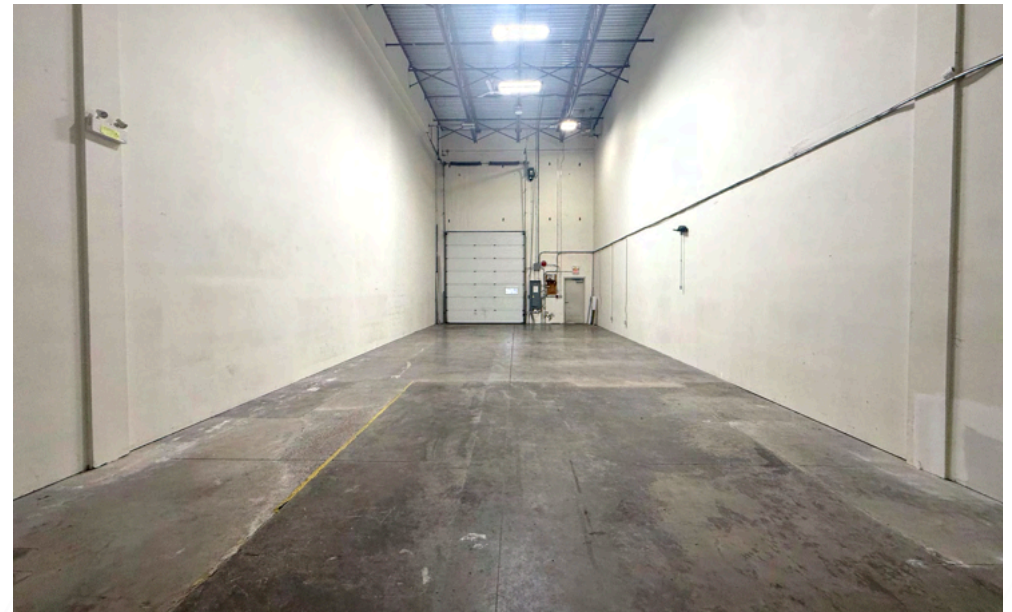
200A, 3-phase, 120/208V
(to be confirmed)

PARKING

4 Stalls at rear of building plus
visitor parking

CLEAR HEIGHT

24' foot clear





CONTACT

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