

**FOR
LEASE**

**#111 - 418 EAST KENT AVENUE S
VANCOUVER, BC**



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FOR LEASE

OFFICE/WAREHOUSE

#111 - 418 EAST KENT AVENUE S, VANCOUVER, BC

LOCATION:

Foreshore Business Park is primarily located in South Vancouver. The property is located between Main Street and Fraser Street on Kent Avenue South ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

TRAVEL

Downtown Vancouver 20 minutes

DISTANCES:

Vancouver International Airport 5 minutes

U.S. Border 30 minutes

ZONING:

M-2 - Providing for a broad range of uses

AREA:

Main Floor Warehouse: 1,200 sq. ft.

Second Floor Office: 600 sq. ft.

Total: 1,800 sq. ft.

UNIT

FEATURES:

MAIN FLOOR WAREHOUSE

- Grade level loading
- Overhead unit gas heater
- 10' feet to 20' feet clear ceiling heights
- 3 phase 100 amp electrical service
- Painted walls
- Sealed warehouse floors
- Handicap accessible washroom

SECOND FLOOR OFFICE

- Two private offices
- Large windows providing an abundant source of natural light
- Fully air conditioned
- High quality lighting

PARKING:

Three (3) parking stalls including loading area

LEASE RATE:

\$21.00 per sq. ft. plus GST (or) \$3,150.00 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$8.67* per sq. ft. plus GST (or) \$1,300.69* month plus GST

**Not including Heat and Light*

AVAILABLE:

September 1, 2025