

2642 NOOTKA STREET, VANCOUVER
WELL-CONFIGURED WAREHOUSE AND OFFICE SPACE

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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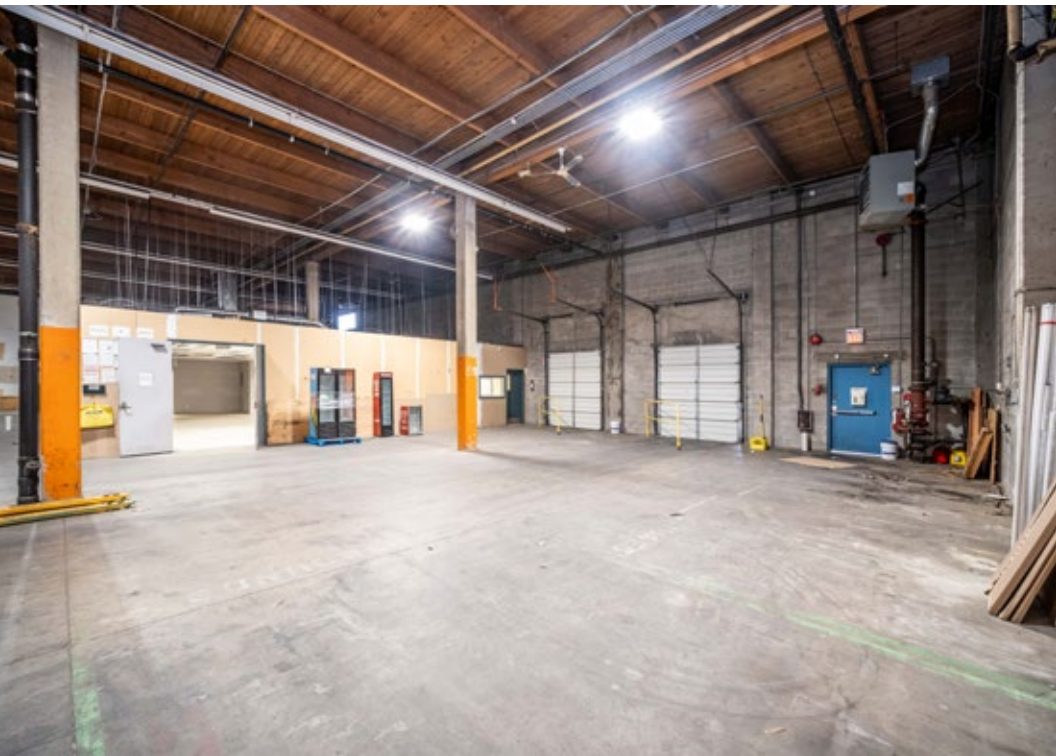


Warehouse Opportunity at Grandview-Woodland Industrial Node

Opportunity to sublease well-configured warehouse and office space in one of Vancouver's most established industrial corridors.

The premises offer an efficient distribution layout with both dock and grade loading, making the space well suited for warehousing, logistics, storage, and related office operations. The configuration provides operational flexibility for a variety of industrial users.

This is a short-term sublease opportunity expiring November 30, 2026, ideal for businesses seeking quality Vancouver industrial space without committing to a long-term head lease.



SECURED GATED YARD



**2 DOCK AND 1
GRADE LOADING**



**20' CLEAR
CEILING
HEIGHT**



**FUNCTIONAL
WAREHOUSE WITH
ANCILLARY OFFICE**



**EXCELLENT ACCESS
TO HIGHWAY 1 AND
BOUNDARY ROAD**





Salient Facts

SIZE

± 14,242 SQFT

PARKING

On-site surface parking

ZONING

CD-1

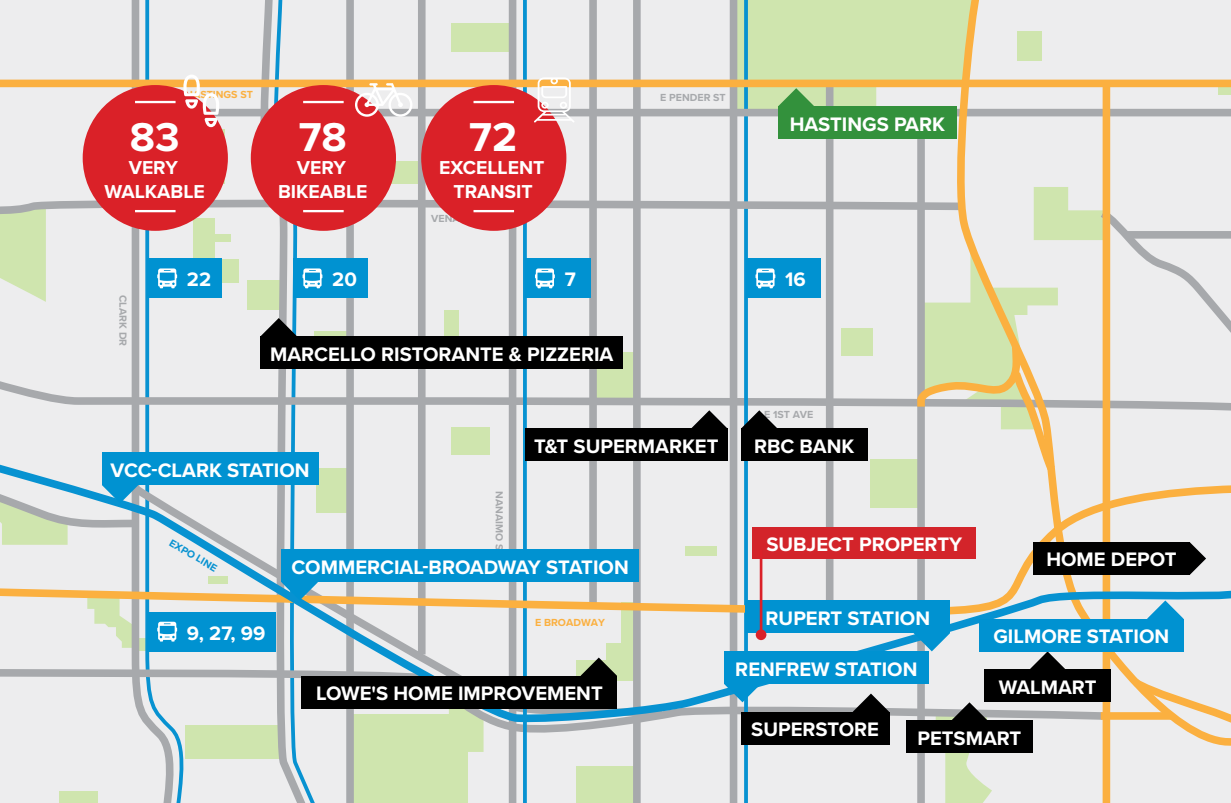
GROSS RENT

\$23.50/FT

MONTHLY RENT

\$27,890.59 + GST





Location




Strategically located in East Vancouver's established industrial corridor, 2642 Nootka Street provides immediate access to major transportation routes.

- Minutes to Boundary Road
- Direct access to Highway 1 (Trans-Canada)
- Close proximity to Grandview Highway
- Convenient connectivity to Burnaby, North Vancouver, and Downtown Vancouver
- Efficient access to the Port of Vancouver

The location is well positioned for distribution, service industrial, and logistics users requiring central Lower Mainland access.



Demographics

			
1km	Population	Households	Avg. Household Income
3km	18,500	8,200	\$96,000
5km	122,000	52,000	\$101,000
	215,000	92,000	\$108,000

For More Information Contact

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