

For Lease

# 1606 Clark Drive

Vancouver, BC

4,233 SF Industrial Unit in the Heart of Strathcona



## CONTACT

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**CBRE**



# Industrial | For Lease

1606 CLARK DRIVE | Vancouver, BC

## Property Details

|                        |                        |
|------------------------|------------------------|
| Available Area         | Zoning                 |
| 4,233 SF               | I-2*                   |
| Taxes & Op. Costs      | Lease Rate             |
| \$8.50 PSF (2026 est.) | \$18.50 PSF triple net |

## Availability

30 days

\*Premises is currently utilized as auto repair but suitable for a variety of clean light industrial uses including: warehouse, wholesale and showroom, clean auto repair, assembly, production and light manufacturing.

## Property Features

- 

High exposure corner location on Clark Drive
- 

1 large grade loading door
- 

11' 10" ceiling heights
- 

3 parking stalls
- 

2 washrooms
- 

Reception and waiting room





## The Location

The Property is situated on Clark Drive, just north of East 1st Avenue in the Strathcona neighborhood of Vancouver. The location offers incredible exposure for businesses along Clark Drive, with ~52,000 vehicles passing per day, and provides convenient access to Trans-Canada Highway 1 via East 1st Avenue. The Property is only 4.5 km from Downtown Vancouver and 3.5 km from the Port of Vancouver, plus 2.5 km from the new St. Paul's Hospital and 1.5 km from the new Tesla Service Centre, both scheduled for completion in 2026. Commercial Drive is a short walk away and provides clients and employees with a wide array of amenities including restaurants, bars, retail stores and coffee shops.



WALK  
SCORE

93

Walker's Paradise



TRANSIT  
SCORE

78

Excellent Transit



BIKE  
SCORE

78

Very Bikeable

SOURCE: WALKSCORE.COM



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