



- ▶ **4,500 SF Main/Cambie Industrial Building**
- ▶ **Office/Showroom/Warehouse Space**

Location

The subject property is located on the south side of East 4th Avenue in Vancouver's desirable False Creek industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor and busy Main Street.

Highlights

- ▶ Natural light throughout office and warehouse area
- ▶ Exposure location
- ▶ Recent upgrades
- ▶ Above R & B Brewing Co. and Pizza House

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Zoning

I-1 (Light Industrial District) allows for most manufacturing, ancillary retail use, software manufacturing, video and film production, showroom, storage, wholesaling, distribution, office and some service-based businesses.

Features

- ▶ Dock level loading
- ▶ 10'-12' ceiling height (approx.)
- ▶ 2 parking stalls at rear
- ▶ Alarm system in place
- ▶ Private washrooms
- ▶ Newly painted
- ▶ Private offices and open areas
- ▶ Heavy power

Available Space

Office/Warehouse/Production – 4,500 SF*

**All measurements are approximate and must be verified by the tenant
Can also be combined with Unit 66 for 8,918 SF.*

Basic Lease Rate

\$20.00 PSF per annum

Taxes & Operating Costs (2025 Estimate)

\$12.70 PSF per annum (includes hydro)

Lease Term

3 to 5 years

Availability

Immediate



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