



236 Clark Drive | Vancouver, BC

FOR LEASE | High-Exposure Corner Site in the Heart of Strathcona

236 Clark Drive offers a rare opportunity to lease a 15,805 SF, high-exposure industrial facility in one of Vancouver's most dynamic and centrally located urban industrial districts. The property is ideal for manufacturing, production, warehousing, creative industrial, and distribution users.

Conor Finucane*
Vice President
Investment Sales & Leasing
604 691 6604
cfinucane@naicommercial.ca
*Personal Real Estate Corporation



Location Highlights

Strathcona has emerged as one of Vancouver's most sought-after urban industrial districts, blending creative businesses, manufacturing, breweries, food production, technology, and design-oriented companies within a highly connected central location.

236 Clark Drive benefits from immediate access to:

- ▶ Downtown Vancouver
- ▶ The Port of Vancouver and waterfront terminals
- ▶ Hastings Street and Powell Street corridors
- ▶ Major commuter and transportation routes servicing Metro Vancouver
- ▶ Railtown and Gastown amenities

The surrounding neighbourhood features an energetic mix of craft breweries, restaurants, cafés, retailers, and service businesses that continue to drive demand and investment throughout the area.



Property Features

The property offers a combination of existing industrial utility and future flexibility, including:

- ▶ Prominent corner exposure
- ▶ Approximately 132 feet of frontage along Clark Drive
- ▶ Existing industrial building with expansion completed circa 1989
- ▶ Ceiling heights reaching approximately 22'5"
- ▶ Grade-level loading
- ▶ Three-phase 400 amp / 600 volt power
- ▶ Two cranes already in place
- ▶ Secure yard storage

Building & Site Details

Building Area

Main Floor	12,540 SF
Mezzanine	3,265 SF
Total Building Area	15,805 SF

Site Area

Approximately 14,649 SF

Available

Immediately

Basic Rent

\$17.00 PSF

Additional Rent (2026 est.)

\$7.15 PSF plus management fee of 5% of Basic Rent

M-2 Industrial Zoning

The property is zoned M-2 Industrial, one of Vancouver's most flexible and sought-after industrial designations, permitting a broad range of industrial, production, commercial, and creative employment uses.

Key permitted and compatible uses include:

- ▶ Manufacturing & production
- ▶ Food & beverage processing
- ▶ Warehousing & distribution
- ▶ Creative industrial & artist studios
- ▶ Technology & light industrial uses
- ▶ Trade shops & workshops
- ▶ Laboratory & research uses
- ▶ Showroom & ancillary retail opportunities



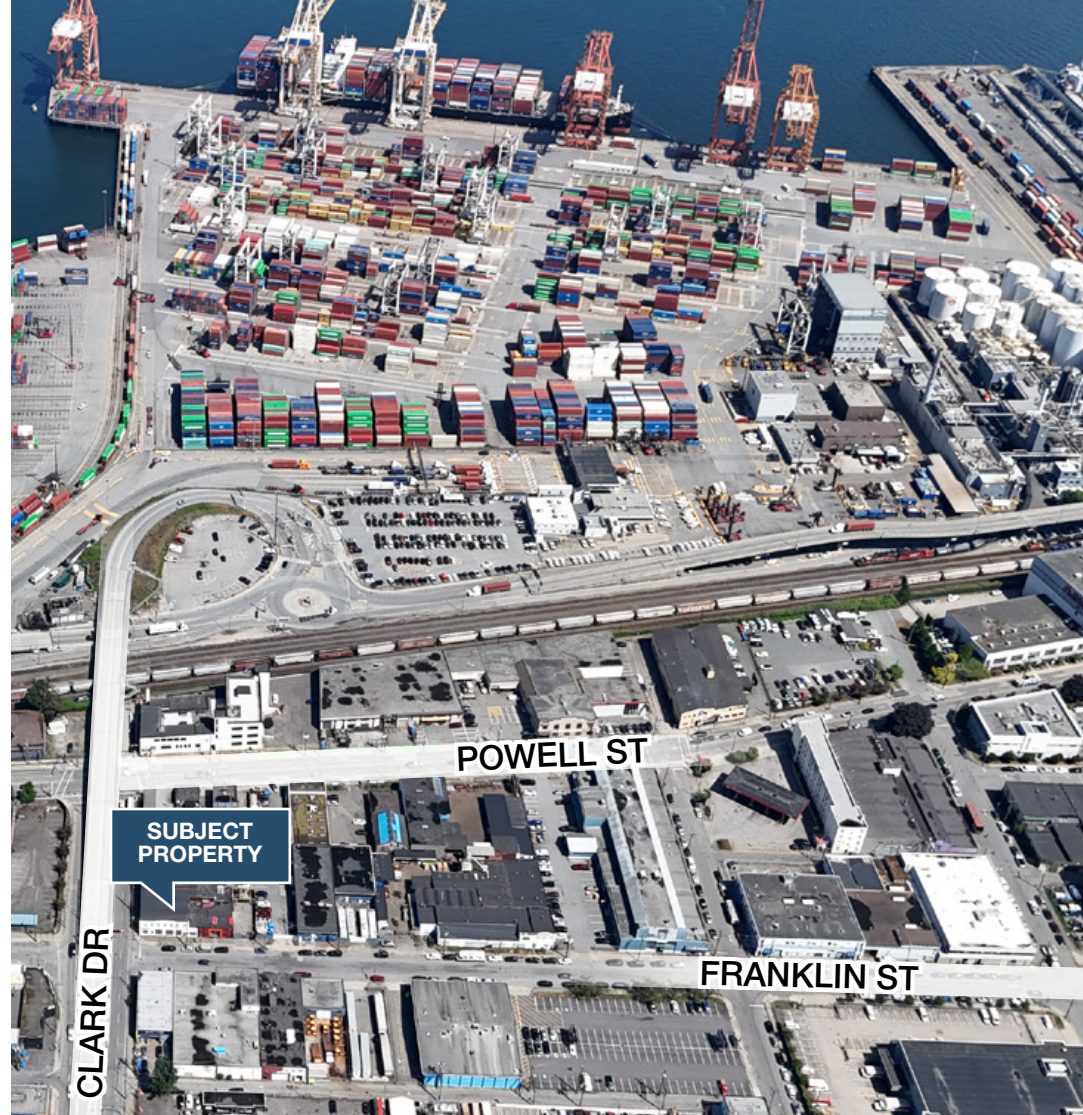
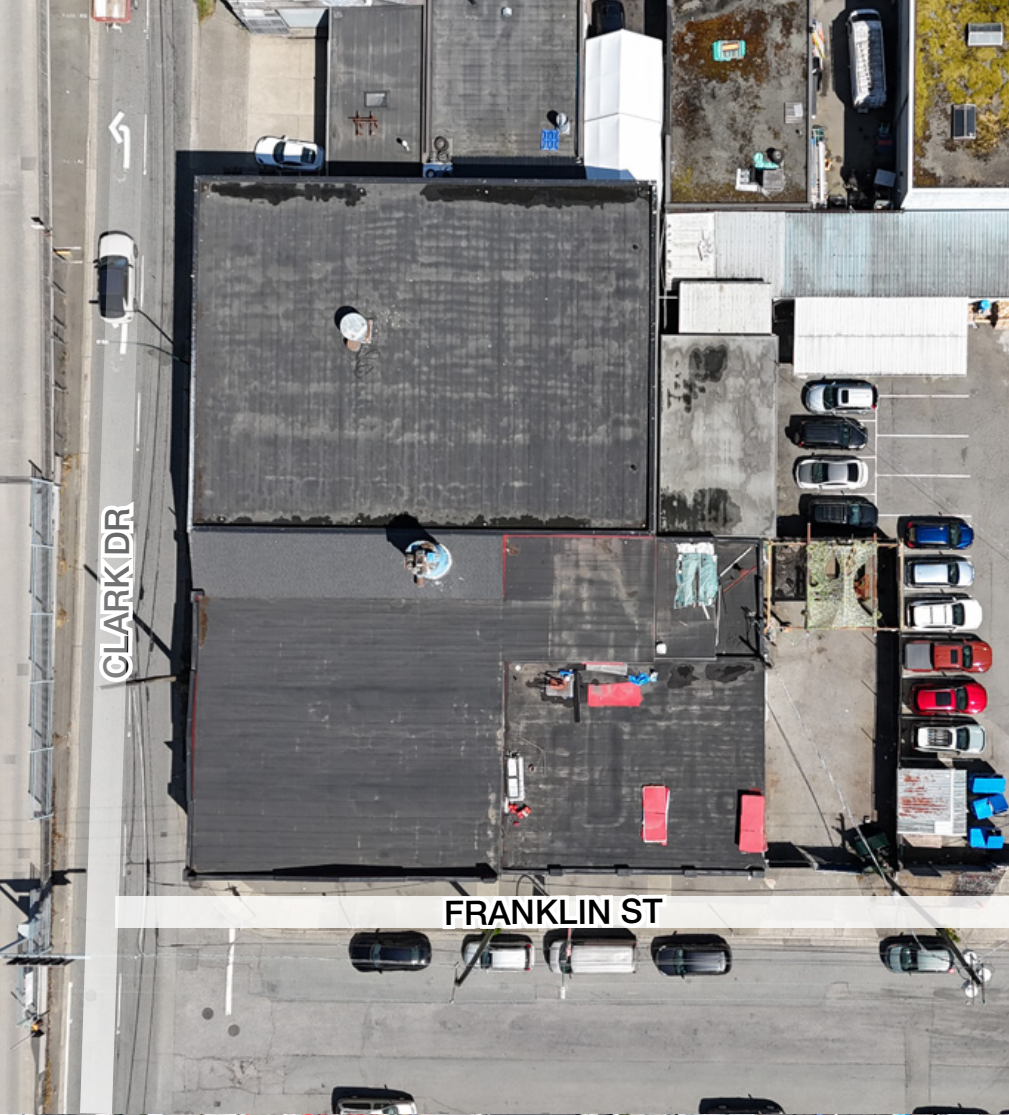


Nearby Amenities

- | | |
|---|---|
| <ul style="list-style-type: none"> ● RESTAURANTS/CAFES 1. Container Brewing Ltd 2. Pink Pearl 3. Rumor Cafe 4. Cafe Rosemary 5. Boulangerie La Parisienne Ltd | <ul style="list-style-type: none"> ○ SERVICES, AMENITIES, AND BUSINESSES 1. No Frills 2. Gourmet Warehouse 3. North Star Metal Recycling 4. Associated Plastics & Supply 5. Lordco Auto Parts |
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Travel Times

PORT OF VANCOUVER	4 minutes
DOWNTOWN VANCOUVER	10 minutes
HIGHWAY 1	10 minutes
BURNABY	20 minutes
YVR	40 minutes
USA BORDER	60 minutes



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NAI Commercial | 1300-1075 W Georgia St, Vancouver, BC V6E 3C9 | naicommercial.ca

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