

VALUE



PROPERTY  
GROUP

# FOR LEASE

1359 POWELL STREET  
VANCOUVER, BC

**HIGH TRAFFIC VOLUME. LARGE FRONTAGE.**



Value Property Group  
(604) 606-7016  
leasing@valueindustries.com



SCAN ME

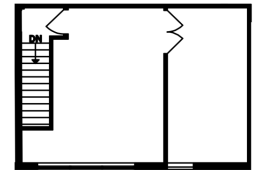
400 – 1245 W. Broadway  
Vancouver, BC V6H 1G7  
www.ValueGroupProperties.com

# FOR LEASE

1359 Powell Street  
Vancouver, BC

## OPPORTUNITY

An exceptional opportunity to lease industrial space in East Vancouver's highly sought-after port industrial area. This location is situated on Powell Street just east of Clark Drive and offers easy, 5-minute access to Downtown Vancouver. Adjacent to Powell Street Craft Brewery, Deakin Equipment, A Loving Spoonful Meals and more.



Second floor

## HIGHLIGHTS

- 6,137 square feet
  - Main floor: 5,612 SF
  - Second floor: 525 SF
- Includes front reception area, private office, large open warehouse spaces, private bathroom, kitchenette and more
- Front loading full height bay door
- M-2 zoning
- 20+ foot ceiling height

## LEASE RATE

Call for details.

## TAXES & OPERATING COSTS (2026)

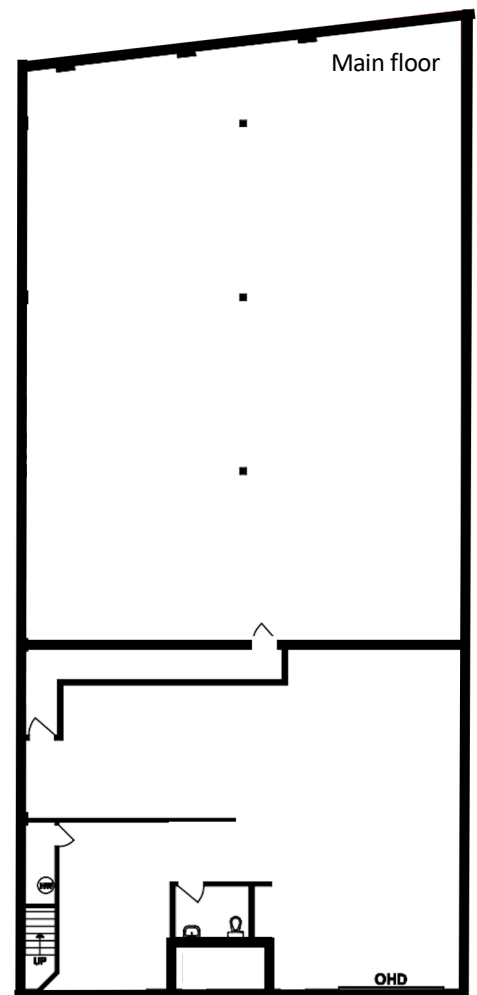
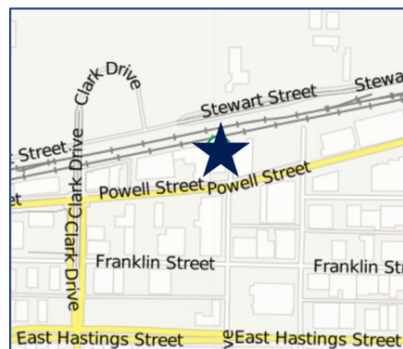
Property Taxes: \$6.17/sq. ft.\*

Common Area: \$2.17/sq. ft.\*

\*excludes management fee

## AVAILABILITY

Available October 1st



Note: The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

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