

FOR LEASE

475 Clark Drive, Vancouver, BC

CORNER-EXPOSURE RETAIL INDUSTRIAL WAREHOUSE
WITH GRADE LOADING IN VANCOUVER



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OPPORTUNITY

A rare leasing opportunity is now available at 475 Clark Drive. This is a highly visible freestanding retail-industrial warehouse in Vancouver's vibrant Strathcona neighbourhood. This bright, versatile space accommodates a wide range of business uses, offering an open-concept warehouse complemented by dedicated showroom and office areas. Abundant natural light and ceiling heights ranging from approximately 9 to 14 feet create a functional and inviting work environment. Grade-level loading supports efficient operations, while prominent signage exposure and on-site parking add convenience for both staff and customers. Ideally situated near Downtown Vancouver, the Port of Vancouver, and major transportation corridors, this property presents an exceptional opportunity to establish or grow your business in one of the city's most dynamic and historic industrial districts.

PROPERTY DESCRIPTION

This versatile industrial flex property offers a well-balanced combination of warehouse, production, showroom, and office space, making it ideal for creative users, light industrial operations, or hybrid retail concepts. The building features grade-level loading, prominent signage exposure, and a dynamic open layout, along with two bathrooms, a small kitchenette, abundant natural light, and a generous warehouse area integrated with showroom and office space.

LOCATION

475 Clark Drive is a highly visible corner property located in Vancouver's vibrant Strathcona neighbourhood. The freestanding retail-industrial warehouse offers excellent exposure along Clark Drive and just minutes from the New St. Paul's Hospital and the Port of Vancouver. The location is surrounded by a dynamic mix of restaurants, breweries and creative businesses. Strong transit connectivity further enhances this highly accessible and energetic urban setting.



SALIENT FACTS

Civic Address:	475 Clark Drive, Vancouver
PID:	015-712-451
Legal Description:	LOT 9, EXCEPT (A) PART IN PLAN 4157 AND (B) THE SOUTH 7 FEET NOW ROAD, OF LOT 10 BLOCK A DISTRICT LOT 182 PLAN 176
Current Zoning:	I-2 (Light Industrial)
Year Built:	1946
Total Square Footage*:	+/- 4,773 SF
Parking:	2 Stalls
Loading:	1 Grade Loading with Rolling Garage Door
Features:	Fully sprinklered, two bathrooms, small kitchenette, abundant natural light and a generous warehouse area with integrated showroom and office space
Net Rent:	\$8,352 per month
Additional Rent*:	\$4,583 per month
Availability:	Earliest available occupancy is May 31, 2026, or with one month's notice to the current tenant

**All measurements and additional rent are approximate. Tenant to verify if deemed important.*



HIGHLIGHTS



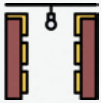
Freestanding Industrial / Showroom Building

A standalone structure combining warehouse, office, and showroom components, offering exceptional flexibility for a variety of retail-industrial, creative and commercial uses



Prime Corner Exposure & Visibility

Prominently situated on a corner lot, the property benefits from excellent street frontage, strong signage opportunities, convenient access and outstanding operational efficiency in the heart of Vancouver's dynamic Eastside industrial hub



Strong Infrastructure & Functional Ceiling Heights

Improved with 100 AMP electrical service, 9-14 ft ceiling heights, full sprinkler system, two washrooms, and open office space equipped with HVAC



Grade-Level Loading

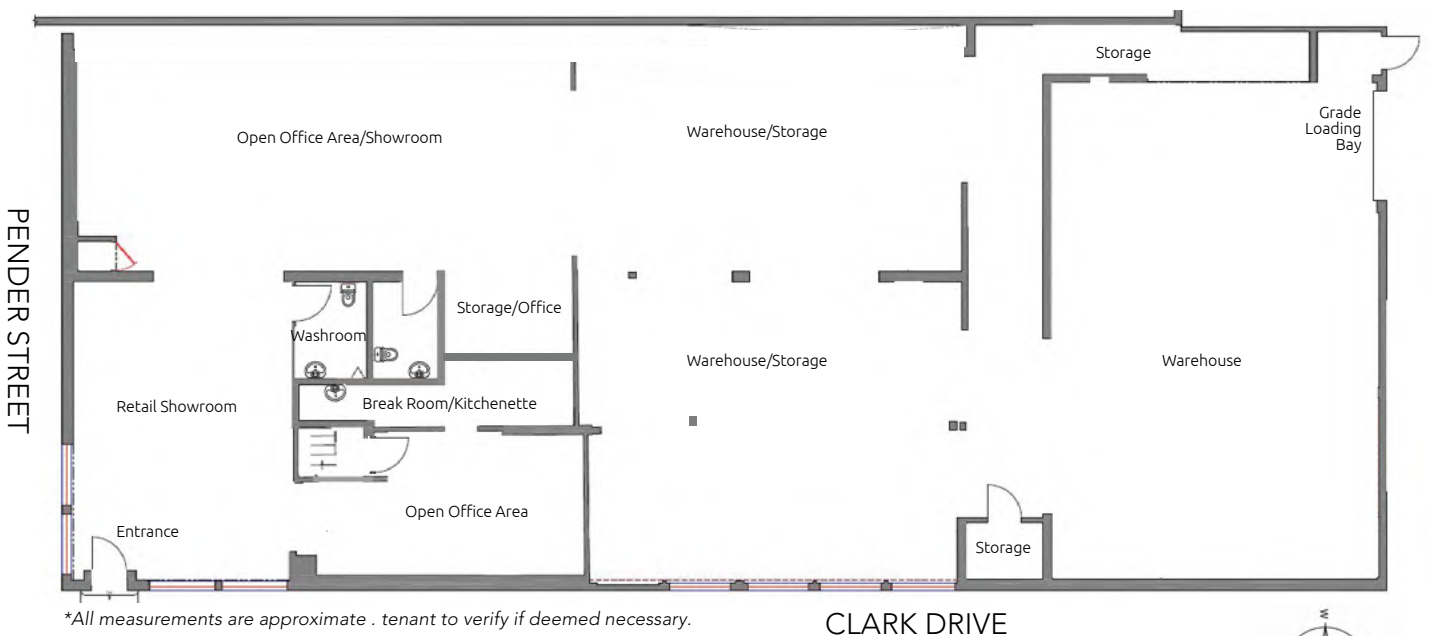
Featuring grade-level loading access to facilitate efficient movement of goods, equipment and materials



Amenity-Rich Location

Located in vibrant East Vancouver in Strathcona, surrounded by popular craft breweries, cafés and restaurants. This property is also minutes from the new St. Paul's Hospital campus and Downtown Vancouver, an attractive setting for both employees and customers alike

FLOOR PLAN*



*All measurements are approximate . tenant to verify if deemed necessary.



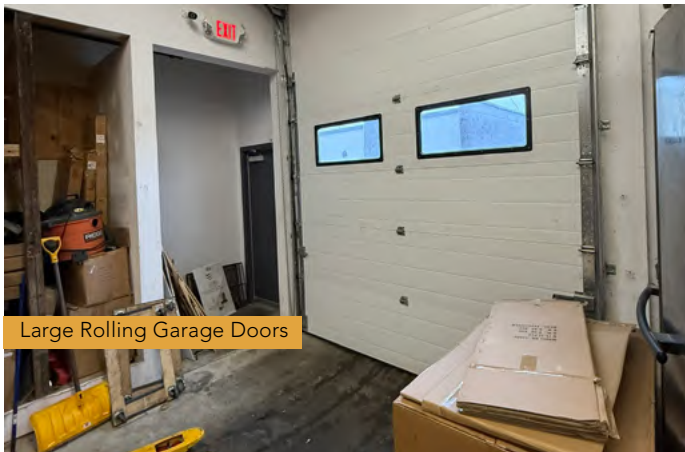
PHOTOS



Retail Showroom



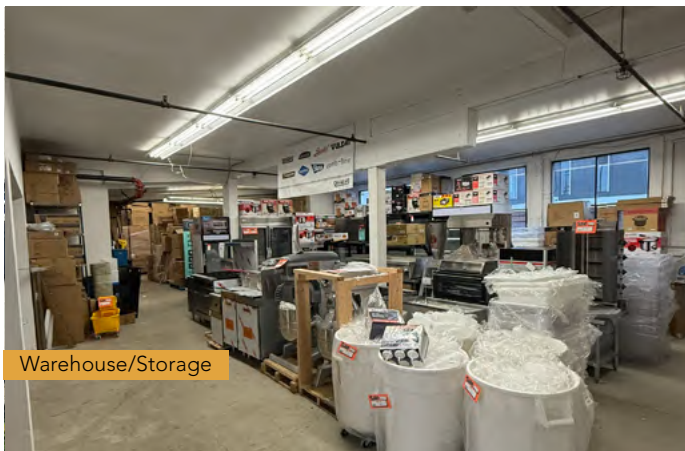
Main Warehouse



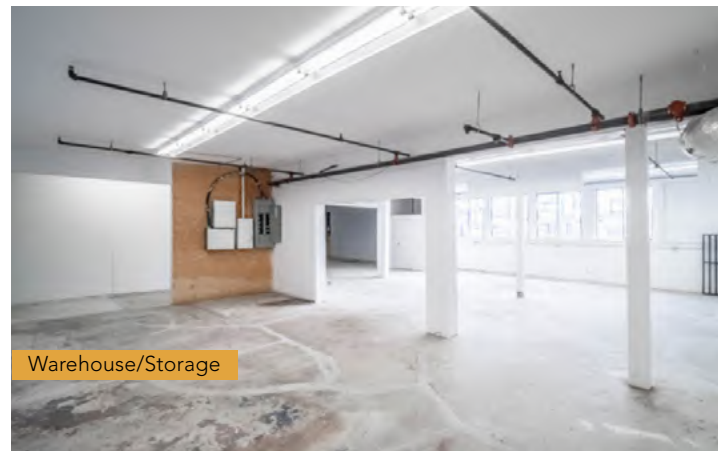
Large Rolling Garage Doors



Main Warehouse



Warehouse/Storage



Warehouse/Storage



Open Office Area



Break Room/Kitchenette

SURROUNDING AMENITIES



RESTAURANTS/FOOD

1. Yolk Restaurant
2. Earnest Ice Cream
3. La Casa Gelato
4. Fujiya
5. Pink Pearl Chinese Restaurant
6. Coho Commissary Kitchens
7. Waldorf Taphouse & Kitchen

RETAILERS

1. No Frills
2. Dollarama
3. Gourmet Warehouse
4. NAPA Autopro

SERVICES

1. Chevron Gas Station
2. Mr. Lube
3. NationWide Self Storage
4. Lifelabs

NEIGHBOURING BUSINESSES



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