

FOR LEASE | INDUSTRIAL  
105 WEST 6TH AVENUE  
VANCOUVER, BC

**RATE REDUCED**



- ▶ **Main & Cambie Industrial Building**
- ▶ **4,449 SF Office/Warehouse/Production Space**

### Location

The subject property is located on the north side of West 6th Avenue, just west of Manitoba Street in Vancouver's desirable False Creek industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor, and busy Main & Cambie Streets.

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### Available Area

4,449 SF

*\*All measurements are approximate and must be verified by the tenant*

### Lot Size

49.5' x 122'

### Basic Lease Rate

\$21.00 PSF

### Taxes & Operating Costs

\$8.63 PSF (2024 estimate)

### Lease Term

3 to 5 years

### Availability

Immediate



### Zoning

I-1 (Light Industrial District) allows for a wide array of storage, wholesaling, distribution, office and some service-based businesses.

### Features

- ▶ Front office/rear loading
- ▶ 1 grade level loading door
- ▶ 3 on-site parking stalls including loading bay
- ▶ Heavy 3-phase electrical service
- ▶ New lighting in warehouse
- ▶ Open offices
- ▶ 10' ceiling height
- ▶ 2 washrooms
- ▶ Gas forced air heaters
- ▶ Exposure location
- ▶ Signage opportunity

