

1012 SW MARINE DRIVE, VANCOUVER
I-2 ZONING INDUSTRIAL UNIT

**FOR
LEASE**



WILLIAM | WRIGHT

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1012 SW Marine Drive, Vancouver

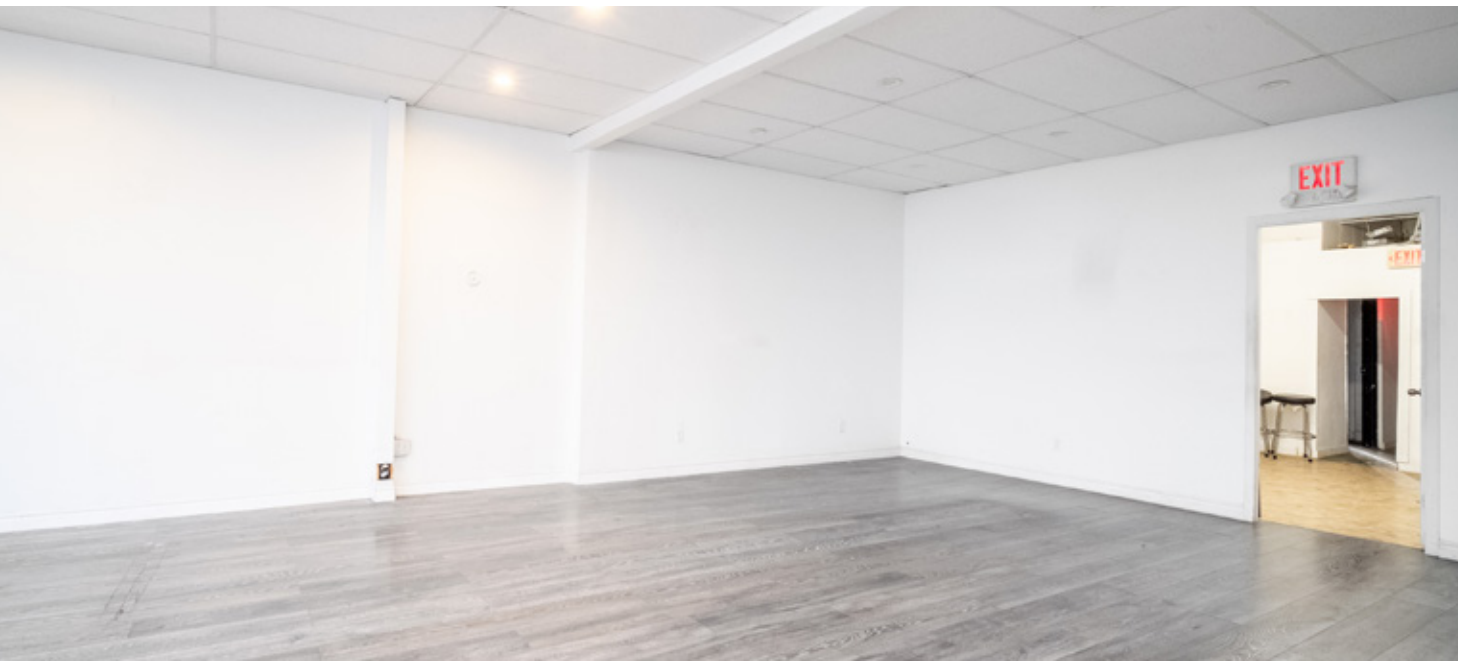
Now available for lease, 1012 SW Marine Drive, Vancouver offers a high-exposure opportunity in one of Vancouver's most strategic commercial corridors. Approximately 1,247 SQFT, the premises provide functional space suited for a wide range of light industrial, showroom, and service-commercial uses under the I-2 zoning designation.

With prominent frontage along SW Marine Drive and large display windows, this property is ideal for businesses seeking street visibility, excellent accessibility, and a central location to serve both Vancouver and Richmond markets.



I-2 Zoning Ideal Usages:

- Trade businesses with showroom needs
- Fitness or studio concepts
- Automotive and service-based operators
- Wholesalers and light manufacturers
- Retailers seeking visibility in a central location



Salient Facts

SIZE

+/- 1,247 SQFT

PARKING

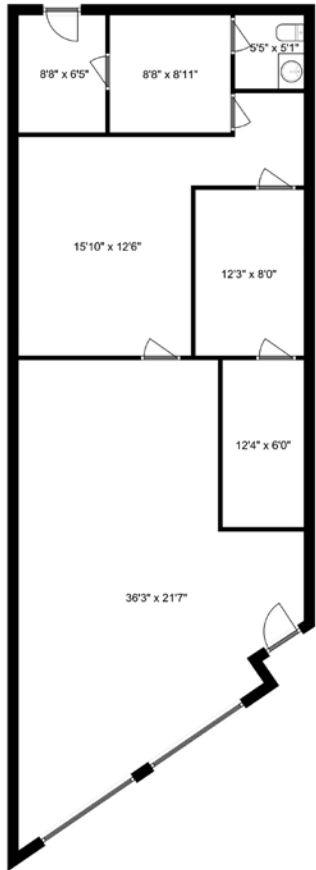
2 Stalls

ZONING

I-2

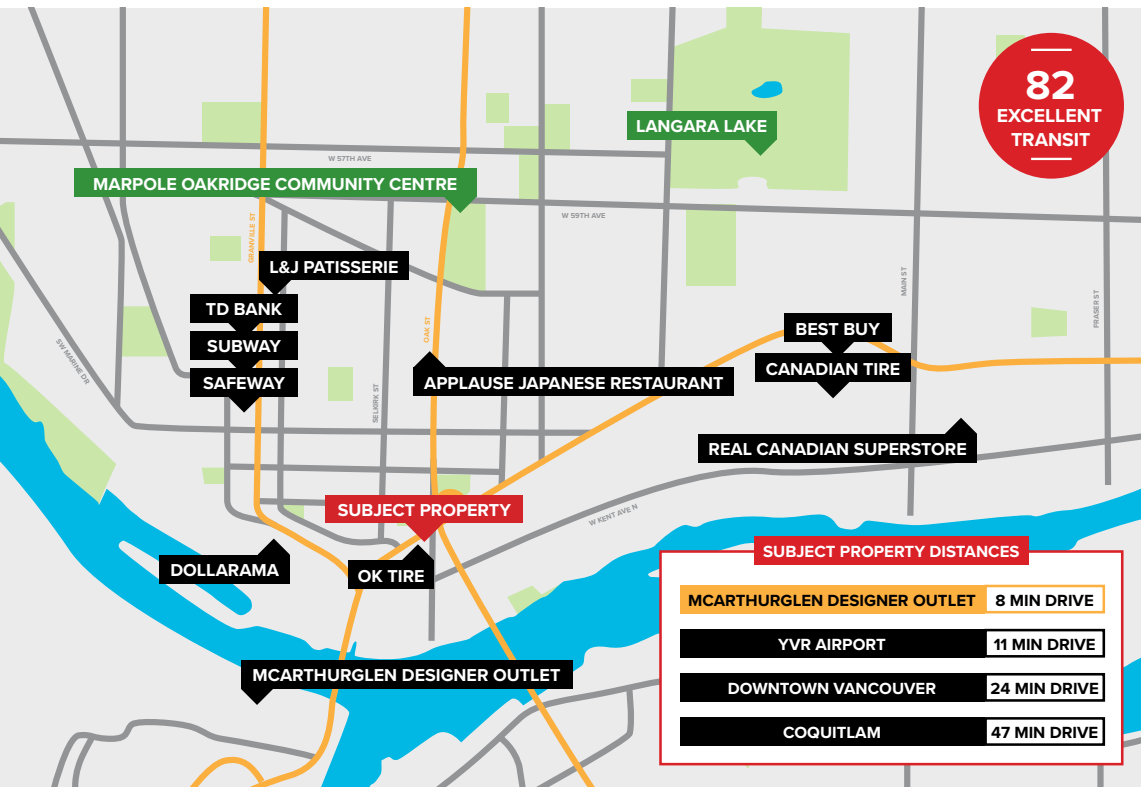
GROSS RENT

\$3,500 + GST / month



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





Location

Strategically located on the southwest corner of Oak Street and SW Marine Drive, this property benefits from constant vehicle flow, serving as a gateway between Vancouver and Richmond. The surrounding area is a mix of light industrial, commercial service businesses, and residential development, making it ideal for service-oriented and destination retail operators.



Prime corner lot exposure with signage opportunities



Direct access to Oak Street Bridge, connecting to Richmond, YVR, and Highway 99



Minutes to Marine Gateway, Cambie Corridor, and Downtown Vancouver



Surrounded by national retailers, trade businesses, and auto service groups



Transit Score: 82 – Well-served by frequent bus routes on Marine Drive and Oak Street



Canada Line: Less than 10 minutes to Marine Drive Station



Vehicular Access: Easy connections to key commuter and freight routes including Highway 99, Knight Street, and Granville