

3586 COMMERCIAL STREET, VANCOUVER
FUNCTIONAL MIX OF WAREHOUSE/OFFICE SPACE

**FOR
LEASE**



WILLIAM | WRIGHT



STONEHAUS
REALTY

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3 PHASE HEAVY POWER SUPPLY



FURNISHED OPTION AVAILABLE



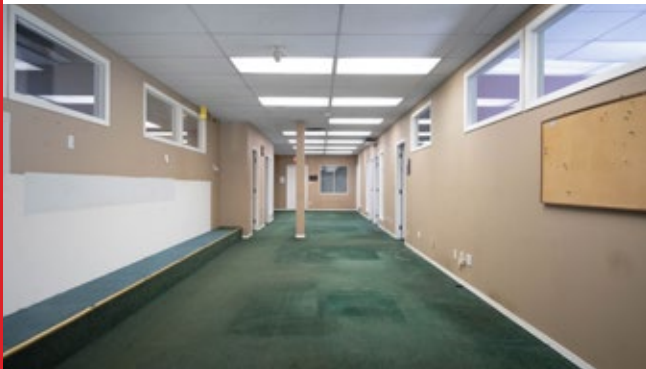
20FT WAREHOUSE CEILING HEIGHT



ON-SITE PARKING

OVERVIEW

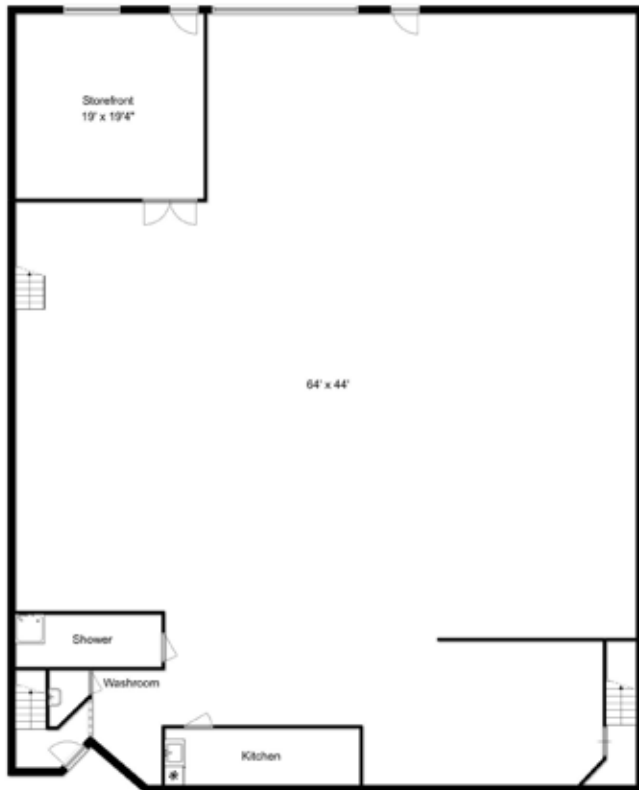
Well maintained commercial property in East Vancouver's Cedar Cottage neighbourhood. Multiple outright service and manufacturing uses including - retail, clothing or furniture manufacturing and printing or publishing. The building is a functional mix of warehouse and production space on the main level with a second floor office space that includes a separate entrance along Commercial Street. Grade level loading at the rear of the building with some onsite parking available. The building has been improved with updated washrooms, walk in cooler, updated flooring and gym on the main level. The upper level is a mix of open office area, private offices, boardrooms, 2 bathrooms and lunchroom.





SALIENT FACTS

Size	Main Level Warehouse: ± 5,638 SQFT
	Upper Level Office: ± 2,447 SQFT
	Total Size: ± 8,085 SQFT
Parking	2-4 Stalls
Zoning	MC-1
Basic Rent	Contact Listing Agents
Additional Rent	\$7.14/FT



MAIN LEVEL WAREHOUSE

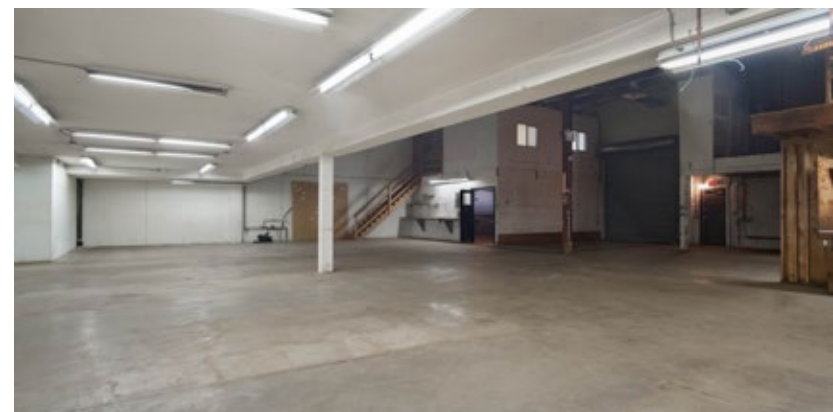


UPPER LEVEL OFFICE

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



Main Level Warehouse
± 5,638 SQFT





Upper Level Office
± 2,447 SQFT





WALK SCORE

91 BIKER'S PARADISE **90** WALKER'S PARADISE **76** EXCELLENT TRANSIT

LOCATION

Commercial St has a mix of industrial, residential and retail buildings. Easily accessible by vehicle or public transit and is centrally located between Clark Drive and Victoria Drive. Public transit is accessed at Victoria Drive, Kingsway or the Expo line at 29th Avenue.

CONTACT LISTING AGENTS

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