# FOR LEASE 220 WEST 6TH AVENUE Vancouver, BC

**RARE FULL BUILDING OPPORTUNITY** Light Industrial Production Warehouse and Ancillary Office 7,581 SF Available

Action





# **PROPERTY FEATURES**

AVAILABLE AREA	7,581 SF
MAIN FLOOR	
Front Offices/Showroom:	1,498 SF
Warehouse:	4,270 SF
First Floor Total:	5,768 SF
SECOND FLOOR	
Second Floor Office Area:	1,349 SF
Second Floor Production Mezzanine:	577 SF
Second Floor Total:	1,926 SF
TOTAL BUILDING SIZE:	7,581 SF

### **NET RENT**

Please contact listing agents

## **ADDITIONAL RENT (2025 EST.)**

\$13.76 PSF

### LOADING

Two (2) 10'x12' grade loading doors

## AVAILABILITY

60 days notice

**POWER** 400A, 3-phase, 120/208V

**PARKING** 8 Stalls at rear of building

## **CLEAR HEIGHTS**

- Production Mezzanine: 11'3"
- Production Warehouse: 21'1.75"
- Showroom/Office: 14'5" (T-Bar: 8'10")

# HIGHLIGHTS

- Rare full building opportunity
- High exposure building signage/branding opportunities
- Ground floor production warehouse with 2nd floor production mezzanine
- Storage racking in place
- Direct street front access to showroom
- Grade loading access to laneway at rear
- First floor showroom / office built out with kitchen, in-suite washrooms and meeting rooms
- Second floor office built out with mix of offices, server room, washrooms and open workspace

# **220 WEST 6TH AVENUE** FULL BUILDING OPPORTUNITY







# **FLOORPLANS** 220 WEST 6TH AVENUE

MAIN LEVEL (5,768 SF)



### SECOND LEVEL (1,926 SF)



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West 6th Avenue

# ZONING

I-1 Industrial The purpose of this zoning is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations of the zoning schedule. Click here to view the zoning information from the City of Vancouver.







### CONTACT

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