

FOR SUBLEASE

**222 SW MARINE DRIVE
VANCOUVER, BC**



HIGH EXPOSURE LOCATION – 6,600 SQ. FT.



**REAR DOCK AND GRADE (RAMP)
LEVEL LOADING**

CLEAR SPAN WAREHOUSE AREA



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222 SW MARINE DRIVE VANCOUVER, BC

THE OPPORTUNITY

This corner property is prominently located on the south side of SW Marine Drive at Manitoba Street across from McDonalds Restaurant. The property offers convenient access via the major transport routes to Downtown Vancouver, Richmond, Burnaby and only ten minutes from Vancouver Airport.

LOCATION

A 46,000 sq. ft. multi-tenant building offering Marine Drive exposure, pylon and individual signage and excellent dock loading. Adjacent to Lordco Auto Parts.

HIGHLIGHTS

- 6,600 square feet unit
- Pylon sign and awning signage available
- Concrete block construction
- Dock level loading bay
- 18 Foot ceiling height
- 200 Amp, single phase power
- Well maintained, clean building
- Available Immediately

ZONING

I-2 Industrial allowing a broad range of commercial & industrial uses.

ASKING RATE

Contact listing agents for details.

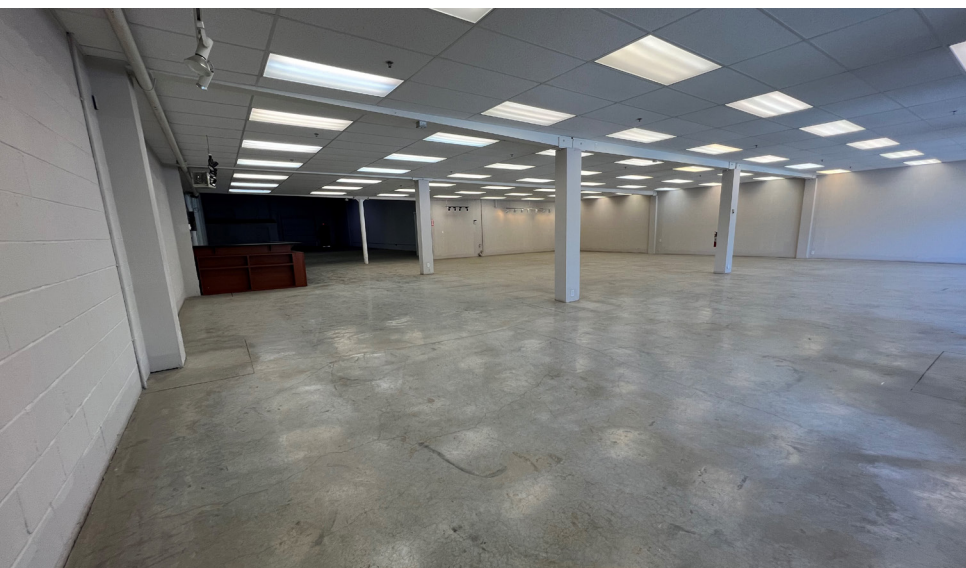
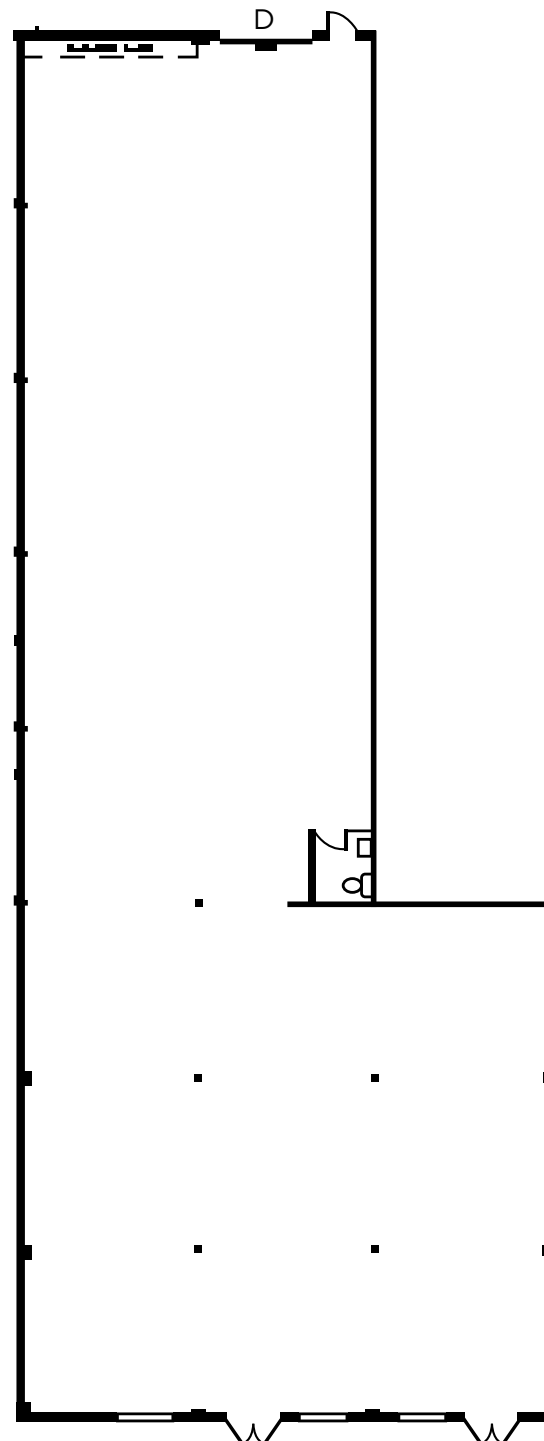
TAXES & OPERATING COSTS (2024)

Common Area Maintenance: \$2.97/sq. ft.*
Property Taxes: \$8.43/sq. ft.* (Payable when due)

*Excludes management fee

SUBLEASE TERM

Runs until February 14, 2029



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