

# FOR SALE

## 1250 EAST PENDER STREET VANCOUVER, BC

**STRATHCONA**

- SUBSTANTIAL BUILDING UPGRADES IN 2022
- 24' CEILING HEIGHTS
- 4 LOADING BAYS
- HEAVY POWER
- 5,100 SF YARD/PARKING AREA
- 58,500 SF OF DEVELOPMENT DENSITY



**16,368 SF LIGHT INDUSTRIAL BUILDING ON A 19,505 SF SITE  
IDEAL FOR OWNER-USERS, INVESTORS & DEVELOPERS**



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## OPPORTUNITY

Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire a 16,368 sq. ft. light industrial building in East Vancouver's highly sought-after Strathcona neighbourhood. The recently renovated asset offers a large warehouse and small office configuration with a generous secured yard / parking area. A 19,506 sq. ft. site ideal for owner users, investors, and developers that want to secure a position in a livable amenity rich core centric neighborhood seeing continued positive growth. Flexible I-2 zoning allows for a wide range of commercial uses and up to 58,518 sq. ft of buildable light-industrial and office density.

## LOCATION

Ideally situated at the intersection of Downtown Vancouver, Mount Pleasant, the East Village, and historic Chinatown, Strathcona is a thriving neighbourhood that blends culture, commerce, and creativity. Once known for its industrial roots, the area has rapidly evolved into a magnet for forward-thinking tech companies and creative firms seeking an authentic, accessible urban environment.

With its unique mix of heritage character, vibrant local amenities, and a growing roster of breweries, cafes, and artist studios, Strathcona offers the kind of work-life balance today's workforce craves. Excellent transit connectivity and proximity to Downtown—just a 10-minute drive—make it a prime location for businesses looking to attract and retain top talent in a highly competitive market.

## NET RENTABLE AREA

Warehouse	14,432 sf
Office	1,936 sf
<b>Total Building Area</b>	<b>16,368 sf</b>
<b>Yard/Parking Area</b>	<b>5,100 sf</b>

## SITE AREA

19,505.94 sf (159.78' x 122.08')

## BUILDABLE AREA

Up to 58,517.82 sf of light industrial and office density

## PROPERTY FEATURES

- Recently renovated (2022)
- Large warehouse and small office configuration
- Impressive 24'-25' clear ceiling heights
- Renovated office and staff area including washrooms, kitchenette, and glass-enclosed boardroom
- Scenic North Shore mountain views from second-floor office
- Dual electrical services:
  - 1,200A @ 480/277V, 3-phase
  - 200A @ 120/240V, single-phase
- Heavy-duty crane infrastructure:
  - Two (2) 15-ton cranes
  - Two (2) 5-ton cranes
  - One (1) 2-ton crane
- Four (4) oversized grade-level loading doors (20' wide x 18' high)
- Ample secured yard / parking area
- Flexible Zoning
- Prime Strathcona location near Downtown, Mount Pleasant, and the East Village

## ASKING PRICE

Please contact listing agents

## ZONING / FSR

I-2 Light Industrial / 3.0 FSR

A versatile and sought after zoning allowing for a wide range of uses including light manufacturing, production, wholesale, life sciences, general office and ancillary retail

## EXISTING TENANT



A world leading manufacturer of utility-grade energy storage solutions

## LEASE TERMS

- Lease term expires April 30, 2027
- Landlord termination option (12 months' notice)

## NOI

Please contact listing agents

## ENVIRONMENTAL

Phase one environmental report available upon request





# DEVELOPMENT CONCEPT

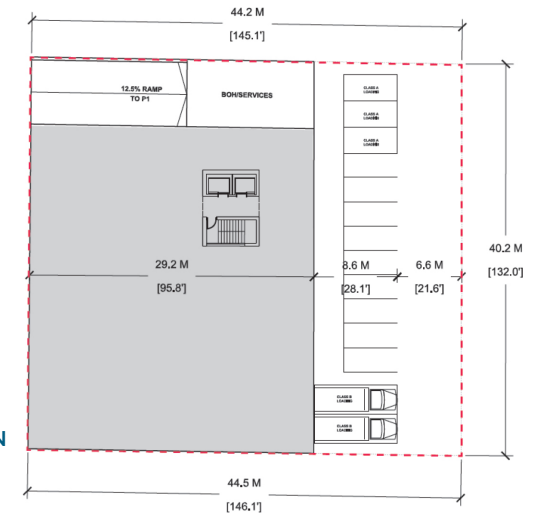
## I-2 LIGHT INDUSTRIAL / 3.0 FSR



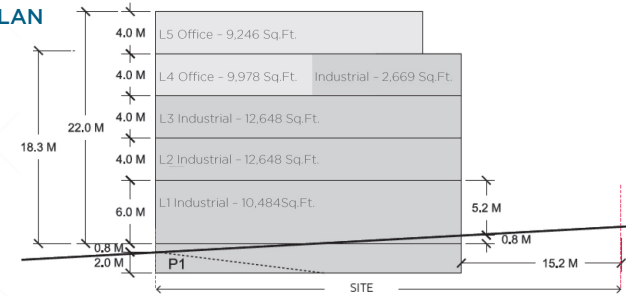
### DEVELOPMENT CONCEPT HIGHLIGHTS

- Mixed-use Office & Industrial Building
- Conditional Height of 30.5 m (100 ft.)
- Proposed Height of 5 Storeys
- Flexible Design to Support Flex Strata or Lease
- High-exposure Ground Floor Commercial Space
- Efficient Lot Layout Facilitating Underground Parking & Truck Access

### FLOOR PLAN



### STACKING PLAN



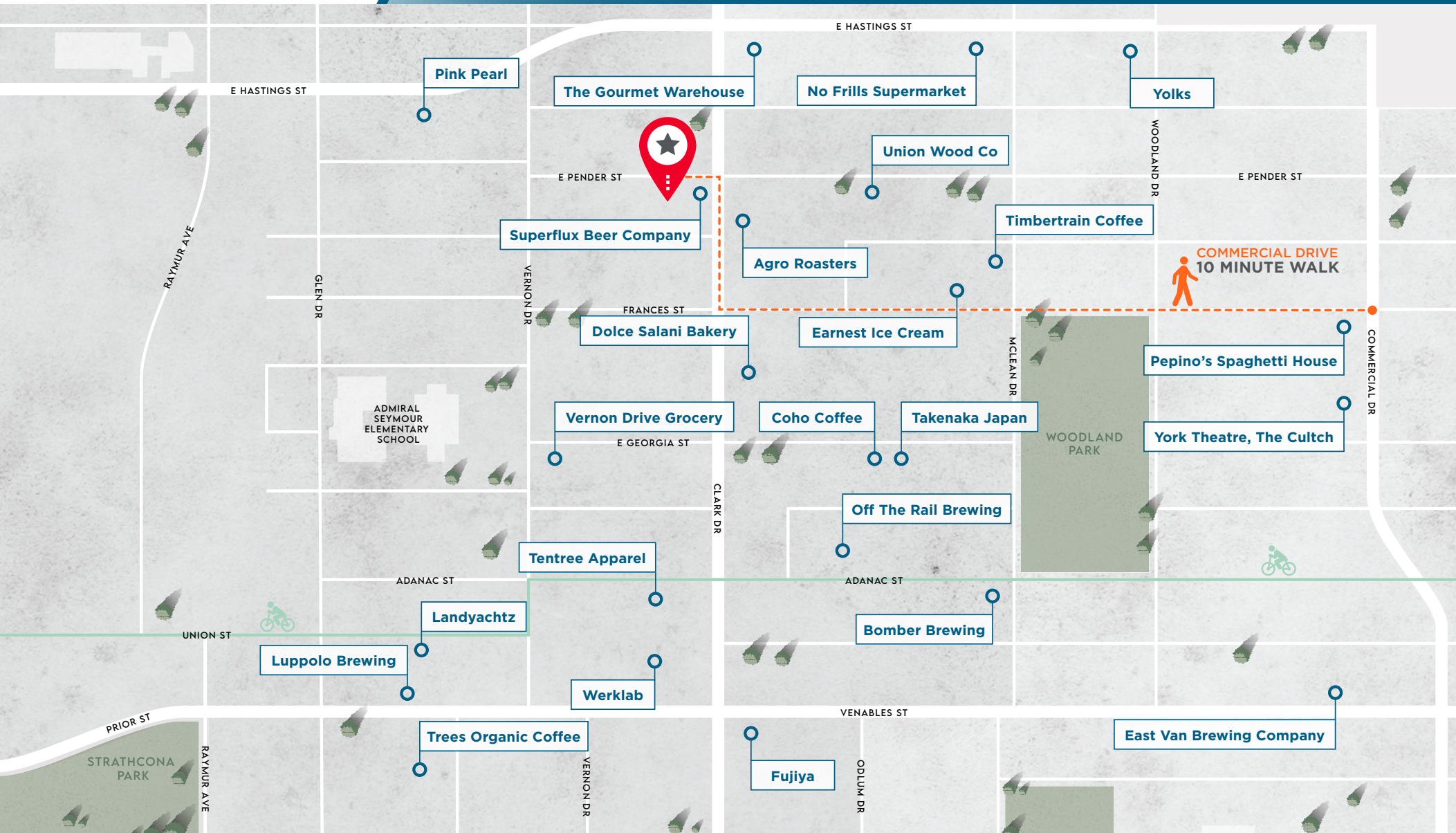
*This development scheme, based on the City of Vancouver's land use framework under the I-2 Zoning Bylaw, is provided for illustrative purposes only. No application has been submitted to the City of Vancouver and a Purchaser is under no obligation to pursue a development on the Property as depicted.*





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