# 11,082 SQUARE FEET FOR LEASE

# **1445 POWELL STREET**

VANCOUVER, BC



HIGH TRAFFIC STREET, EXCELLENT EXPOSURE, LARGE FRONTAGE





### **FEATURES**

- Clear span warehouse
- 9 parking stalls
- 3-phase electrical service
- Fully sprinkler system
- Main floor includes 2 private offices, kitchenette, washrooms, open area
- Second floor office includes 4 offices/meeting rooms, open plan space and generous lunchroom

## 11,082 SQUARE FEET IN TOTAL WITH DOCK AND GRADE LEVEL LOADING DOORS



#### **SIZE**

Main Floor: 9,204 SF Mezzanine: 1,878 SF



#### **ASKING RATE**

\$18.00 PSF, NNN



#### **ADDITIONAL RENT**

\$8.84 PSF, + 6% management fee



#### **AVAILABLE**

Immediately



#### **ZONING**

M-2 Uses include but are not limited to manufacturing, services, storage, wholesaling and warehousing. Please click this **link** to review the zoning bylaw from the City of Vancouver in full.



#### **CEILING HEIGHT**

17'10" clear ceiling



#### LOADING

1 grade door and1 dock level loading door



## **PROPERTY OVERVIEW**



#### PRIME LOCATION IN EAST VANCOUVER'S PORT DISTRICT

Located at the corner of Powell Street and McLean Drive, the subject property offers a strategic position in one of East Vancouver's most coveted industrial zones. Just one block east of Clark Drive, this location provides seamless access to Downtown Vancouver, the Port of Vancouver, and major transportation arteries including Highway 1 and the Trans-Canada Highway. Its prominent corner location ensures excellent visibility along the bustling Powell Street corridor, making it ideal for businesses seeking exposure and logistical efficiency in a high-demand area. Beyond its strategic advantages, the property is nestled in a vibrant neighborhood known for its eclectic mix of restaurants, cafés, and craft breweries—offering a dynamic environment for employees and visitors alike.



# **FLOOR PLANS**



#### FOR MORE INFORMATION, PLEASE CONTACT:

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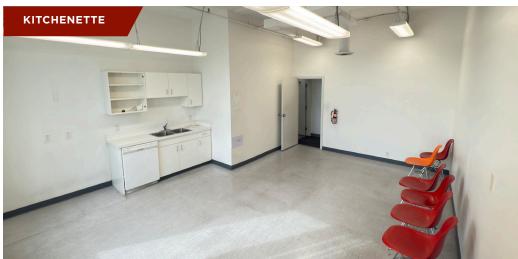
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