

FOR LEASE



±11,116 SF (2 FLOORS)

1515 FRANKLIN ST

VANCOUVER, BC



**CUSHMAN &
WAKEFIELD**

THE OPPORTUNITY

A unique opportunity to lease 11,116 sf of Industrial Space in EAST VANCOUVER. The total building is 22,232 sf of which 1/2 of the space is vacant and available for lease on 2 floors. The 2nd floor is serviced with a 2000 lbs freight elevator. The ground level has grade level loading doors at both the front off Franklin Street and at the rear from a fenced paved parking lot..



AVAILABILITY

11,116 Updated Warehouse & Office Space
Available Immediately



BASIC LEASE RENT

\$18.00 PSF



2ND FLOOR SPACE



PROPERTY DETAILS



CEILING HEIGHT

13' on ground floor
10' on second floor



ZONING

M-2 (Industrial) allowing for a variety of manufacturing, storage warehouse, wholesale, retail, and service uses.



HEATERS

Forced air unit heaters on both floors



LOADING

Two (2) grade level loading doors:
One (1) 12' W x 12' H at rear
One (1) 10' W x 12' H along Franklin St



POWER

Heavy 3-phase
400 amps, 600 volts



ELEVATORS

Freight elevator service to second floor
2,000 lbs. capacity



FLOOR LOAD

Heavy floor load capacity:
300 lbs/SF on ground floor
125 lbs/SF on second floor



SPRINKLERS

Fully sprinklered



PARKING

Ample parking stalls included in secure gated area



SIGNAGE

Exterior signage opportunities



YARD

Parking/yard area at rear



WASHROOM

Washrooms on both floors

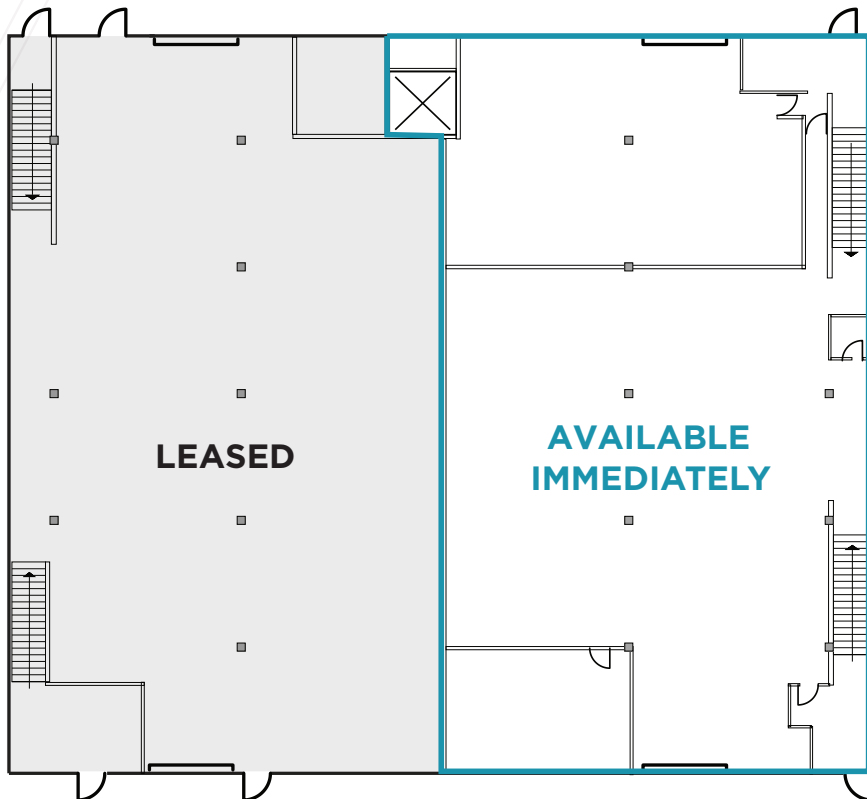
MAIN FLOOR PLAN

±5,558 SF SF

AVAILABLE AREA

Building Area	11,116 SF
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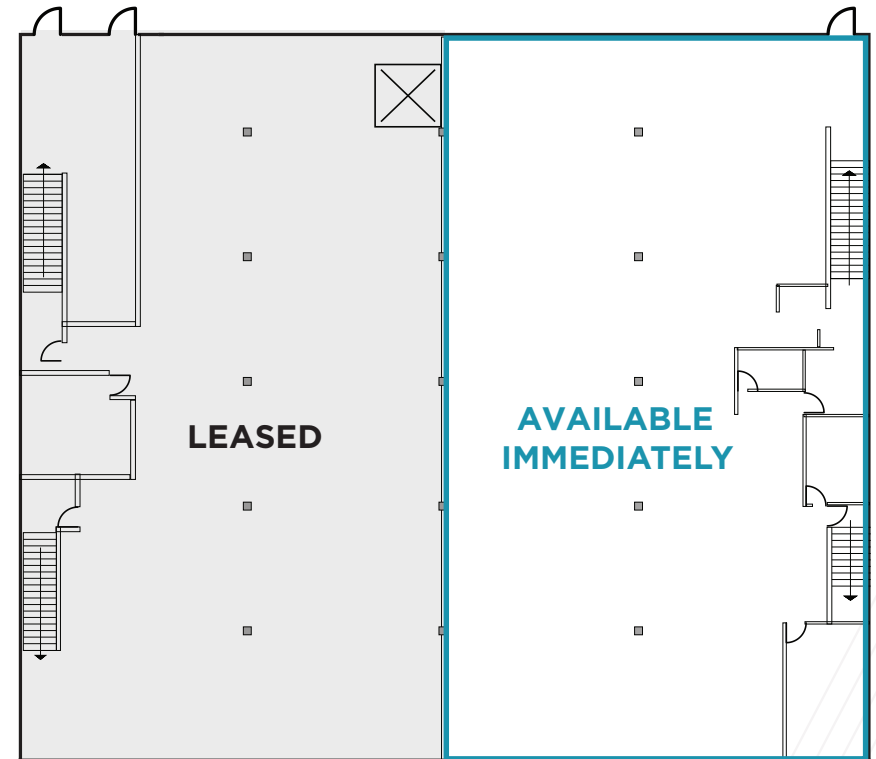
Main Floor

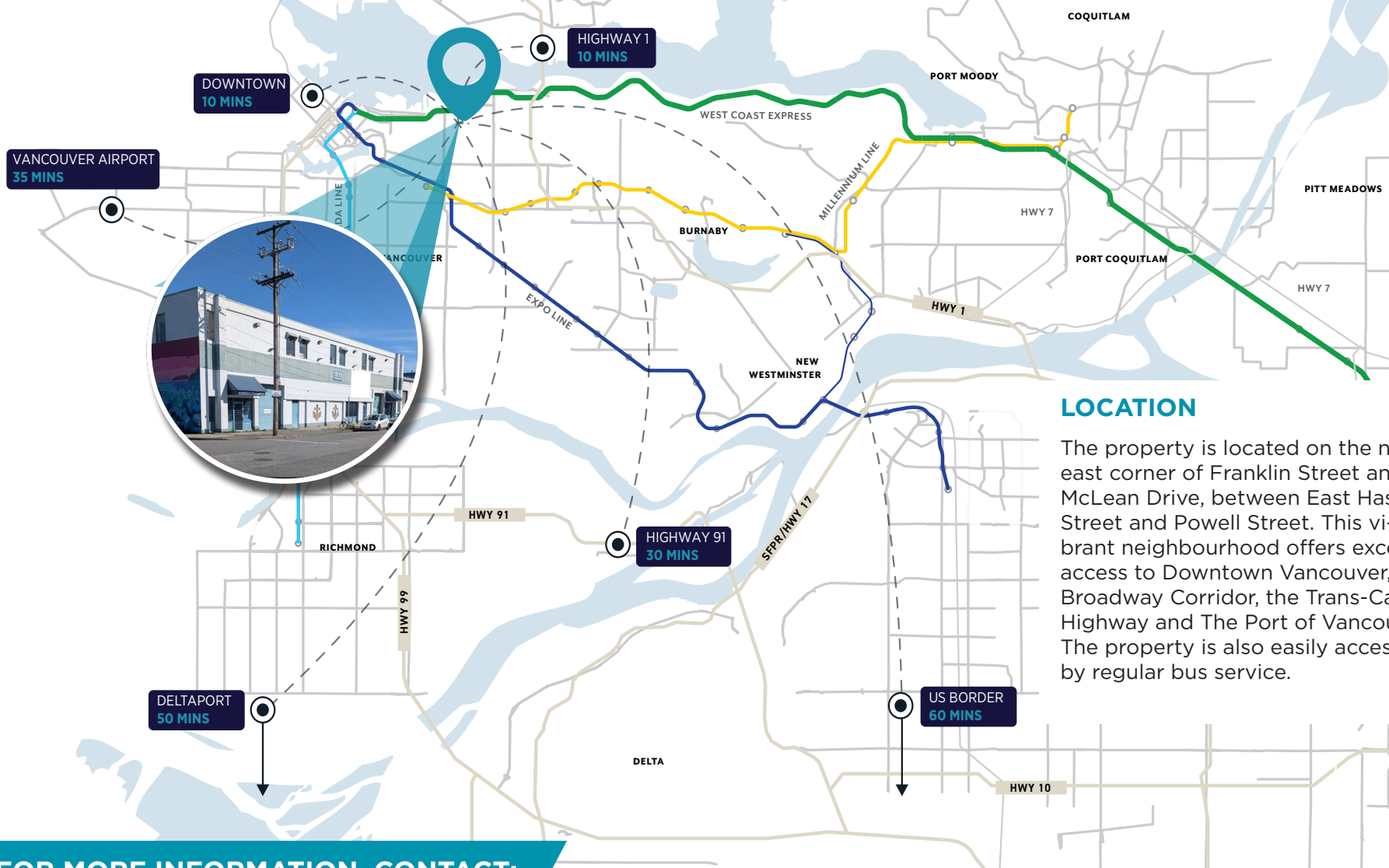


SECOND FLOOR PLAN

±5,558 SF

Second Floor





LOCATION

The property is located on the north-east corner of Franklin Street and McLean Drive, between East Hastings Street and Powell Street. This vibrant neighbourhood offers excellent access to Downtown Vancouver, the Broadway Corridor, the Trans-Canada Highway and The Port of Vancouver. The property is also easily accessible by regular bus service.

FOR MORE INFORMATION, CONTACT:

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