

FOR LEASE
15 WEST 6TH AVENUE
VANCOUVER, BC

**4,472 SF LIGHT INDUSTRIAL
STANDALONE BUILDING IN MOUNT PLEASANT**



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PROPERTY HIGHLIGHTS



OPPORTUNITY

Located in the heart of the highly sought after Mount Pleasant neighbourhood, 15 West 6th Avenue offers a rare opportunity to lease a two-storey standalone light industrial building. The main floor of the property offers large open concept production and warehouse space with high exposed ceilings, with over 800 sf of office space on the second floor. Direct dock loading access at the rear and grade loading at the front service the building. Abundant amenities are steps away, offering residents and staff experiences ranging from the day-to-day to the exceptional. Start your day with an artisan coffee in the morning and a flight of world-class beer in the afternoon. The Olympic Village SkyTrain Station and future Main Street Broadway Line stations are a short walk from the property providing excellent transit accessibility.

AVAILABLE SPACE

| | |
|------------------|----------|
| Main Warehouse | 3,670 SF |
| 2nd Floor Office | 802 SF |
| Total | 4,472 SF |

PARKING

Two (2) stalls at \$150.00 per stall / month + applicable taxes + exclusive front loading bay

BASIC RENT

Please contact listing agents

TAXES & OPERATING COSTS

\$16.94 PSF, per annum (2026 estimate)

ZONING

I-1 Light Industrial

AVAILABLE

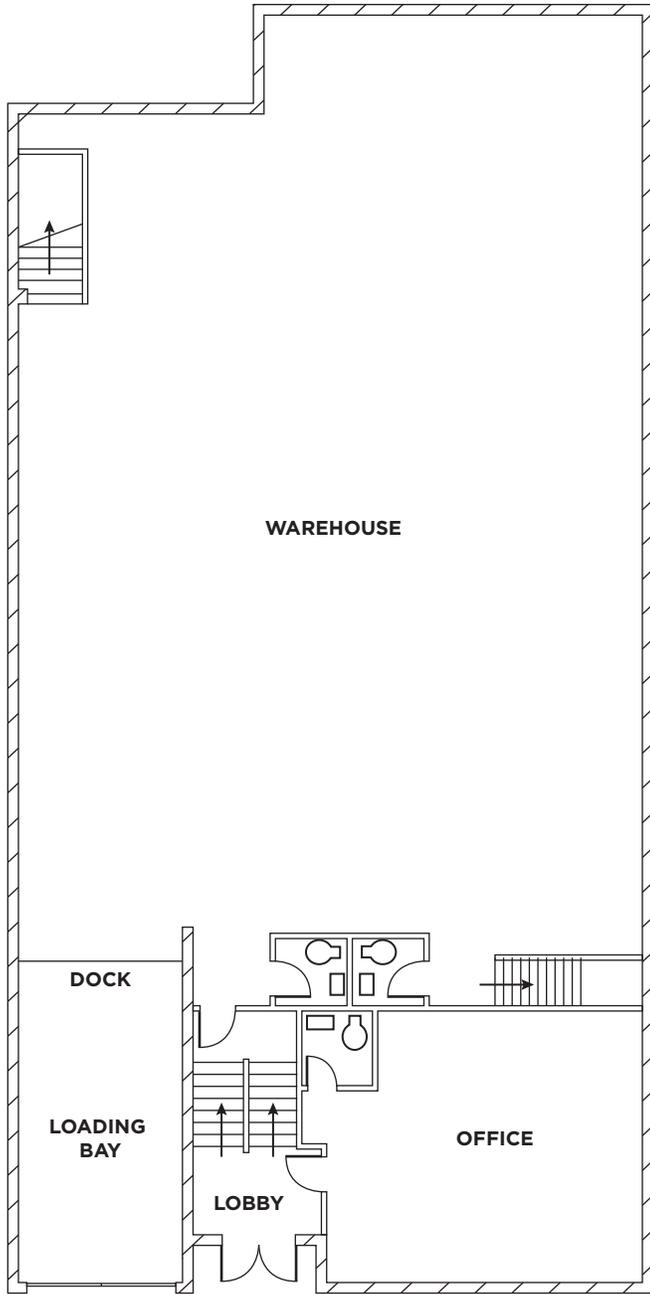
June 1, 2026

OPPORTUNITY HIGHLIGHTS

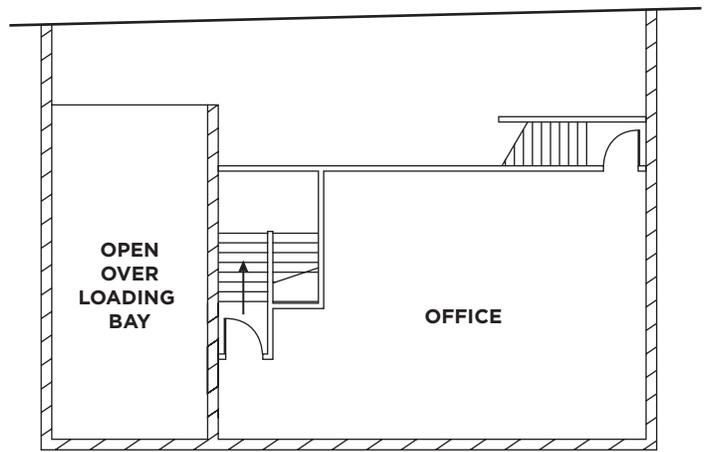
- Rare two-story free standing building in the centre of Mount Pleasant
- High exposure on West 6th Avenue with excellent branding and signage opportunities
- Open concept production and warehouse space on main level
- 13' ceilings in warehouse
- 800 SF of second floor office space
- Dock loading at rear, with exclusive grade loading at front on West 6th Avenue
- 3-phase power, 200 amps



FLOOR PLAN

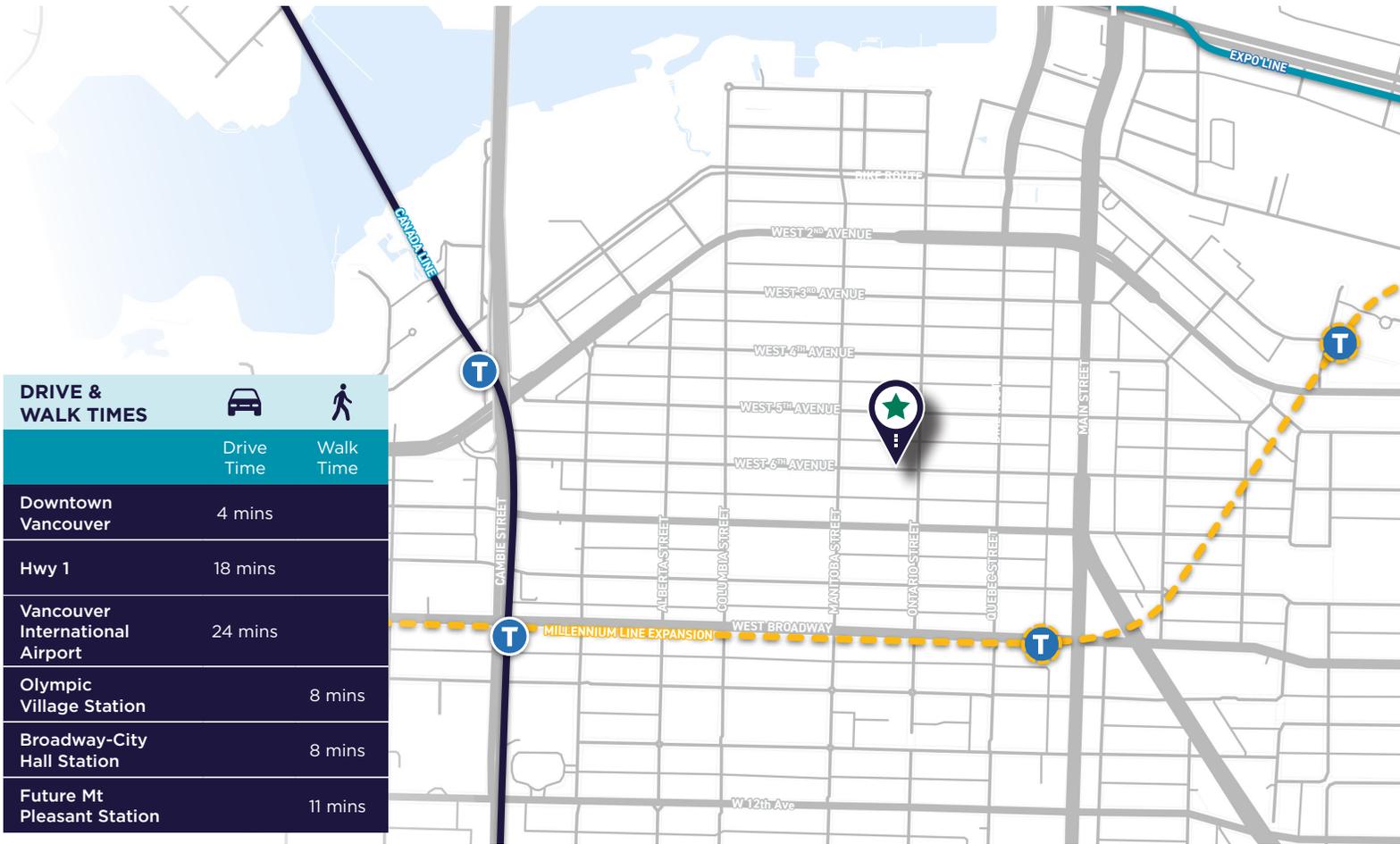


MAIN WAREHOUSE



2ND FLOOR OFFICE

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.



94
TRANSIT SCORE
 RIDER'S PARADISE



92
BIKE SCORE
 BIKER'S PARADISE



94
WALK SCORE
 WALKER'S PARADISE

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