

FOR LEASE

1486 & 1490 / FRANCES STREET VANCOUVER, BC



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OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer the opportunity to lease two ground floor industrial units in East Vancouver. The premises feature efficient warehouse space with rear loading and professionally finished offices. Located in close proximity to the Port of Vancouver and Downtown Vancouver, the property is ideally positioned for businesses servicing the Vancouver market.

AVAILABLE SPACE

1486 FRANCES STREET

Main Floor	2nd floor	Total	Availability
1,524 SF	1,100 SF	2,624 SF	Immediately

- HVAC
- Two (2) finished washrooms
- Direct frontage
- Kitchenette

1490 FRANCES STREET

Main Floor	2nd floor	Total	Availability
3,095 SF	618 SF	3,714 SF	Immediately

- One (1) Recessed dock level loading platform
- 12' clear ceiling heights in warehouse
- 200 amps 600 volts 3-phase electrical
- One (1) finished washroom
- Corner Unit
- HVAC
- Skylights
- Commercial sinks

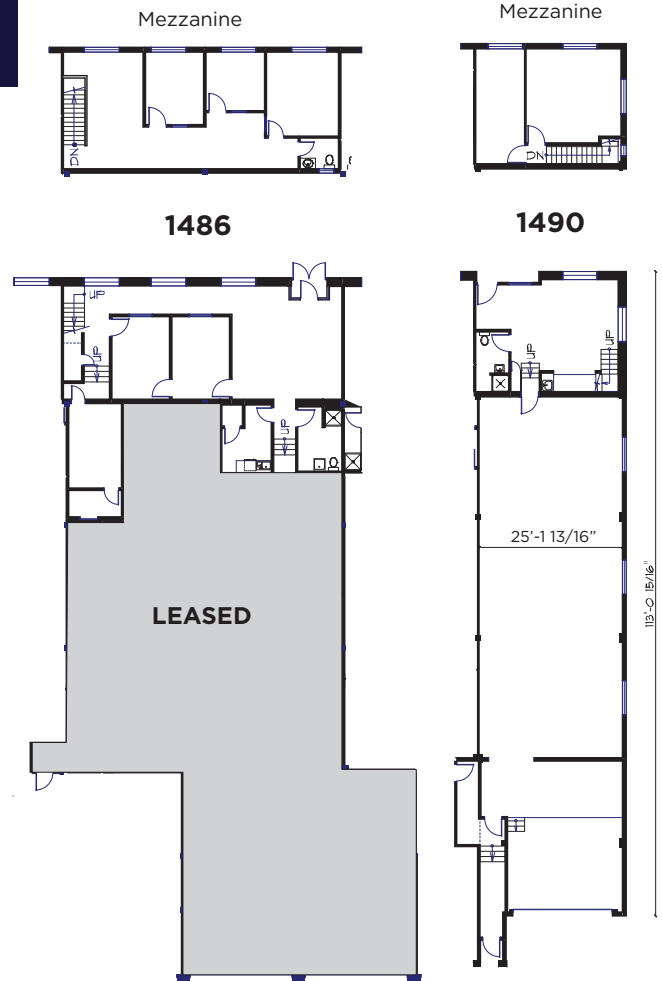
LEASE RATE

\$21.00 SF

TAXES & OP. COSTS

\$9.15 PSF

FLOORPLANS



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