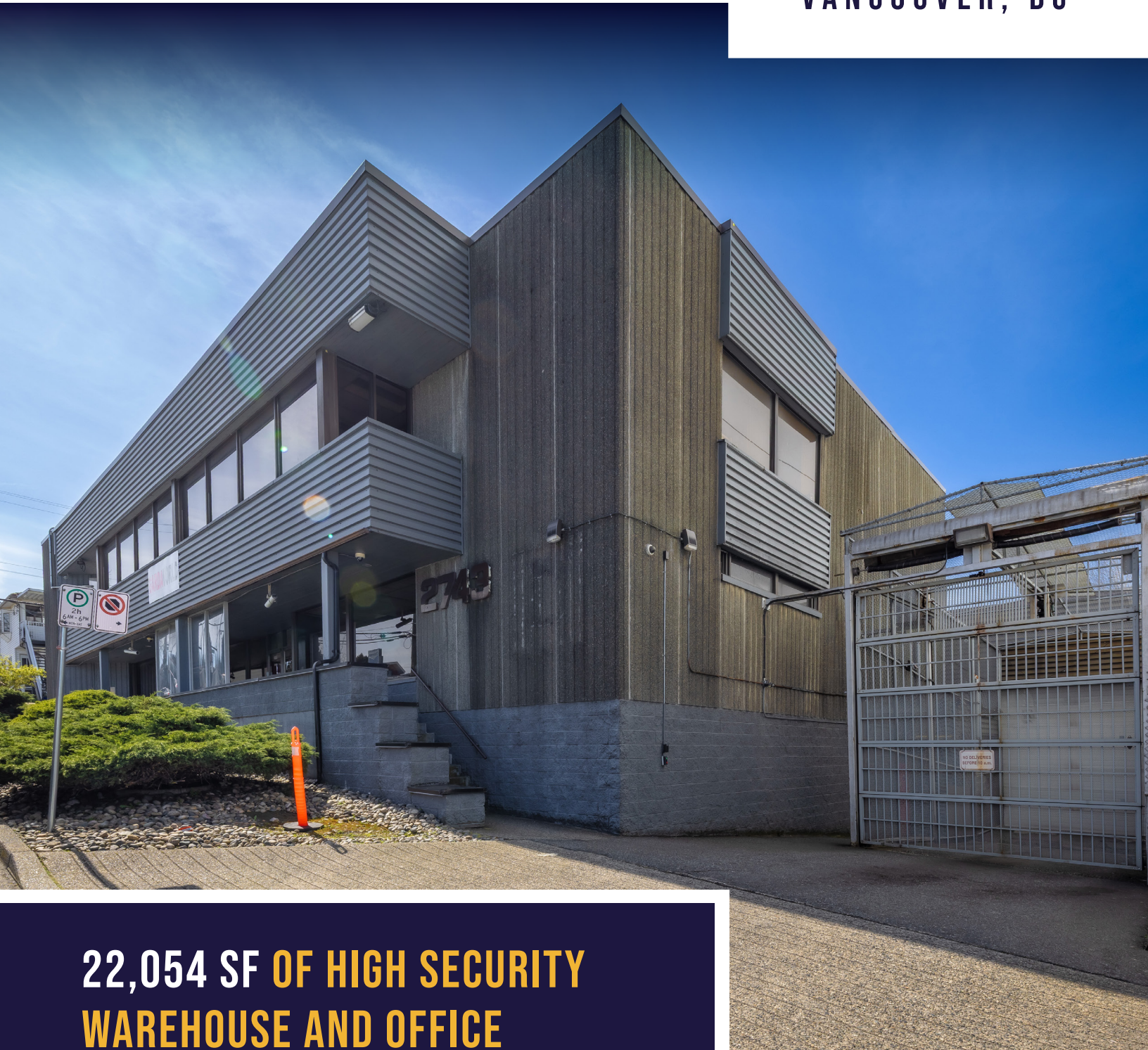


# 2743 SKEENA STREET

VANCOUVER, BC



**22,054 SF OF HIGH SECURITY  
WAREHOUSE AND OFFICE**

# PROPERTY HIGHLIGHTS

## LOCATION

2743 Skeena Street offers a prime East Vancouver location with unbeatable access to major transportation routes, including Highway 1, Grandview Highway, and Boundary Road. Its central position makes commuting easy for staff and provides efficient regional connectivity for distribution and logistics. The area is surrounded by a strong mix of industrial and commercial businesses, creating a thriving and well-supported business ecosystem. Renfrew SkyTrain Station and multiple bus routes are close by, giving the site excellent transit accessibility. Nearby retail, dining, and service amenities add everyday convenience for employees and visitors. This strategic location delivers the ideal blend of visibility, efficiency, and connectivity for any industrial or office user.

## ZONING

I-2 allowing for a wide variety of industrial and office uses. A full copy of the zoning bylaw is available upon request.

## PROPERTY FEATURES

- Unbeatable central location
- Enhanced security features throughout premises
- Multiple private offices, including 10 on the second floor
- Boardroom and assembly room
- Men's and women's washrooms and change rooms
- Lunchroom/kitchenette
- Air-conditioned office
- Two (2) grade loading doors
- Heavy 3-phase power
- Two (2) fenced and gated yard/parking lots

## CUSTOMIZATION

Please consult listing agents to discuss opportunities to open the floor plan

## BASIC RENT

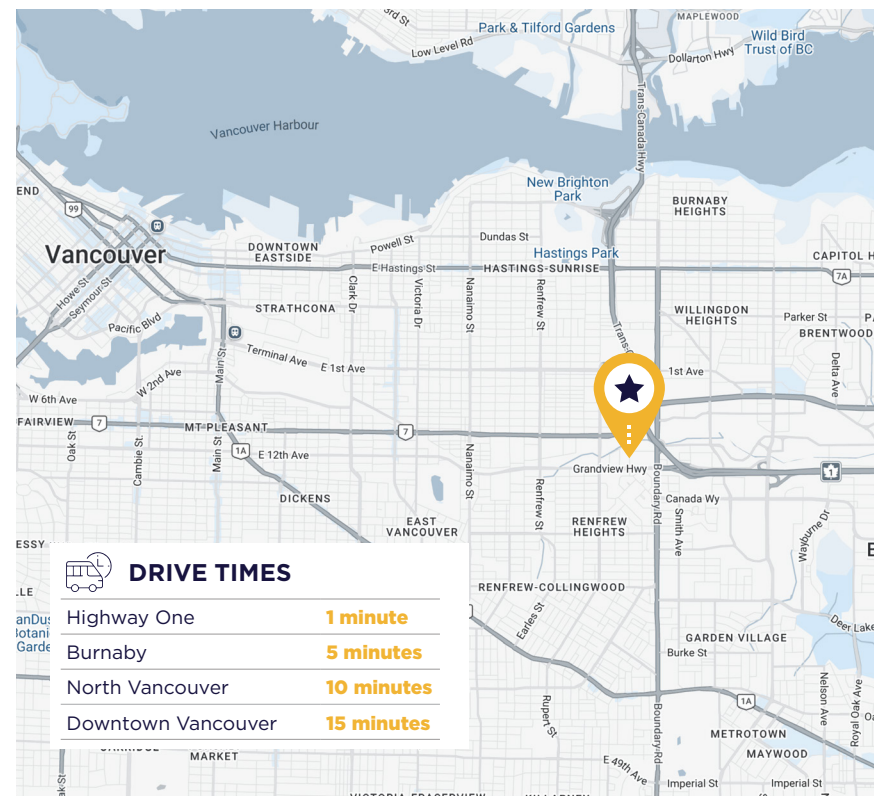
Please contact listing agents

## ADDITIONAL RENT

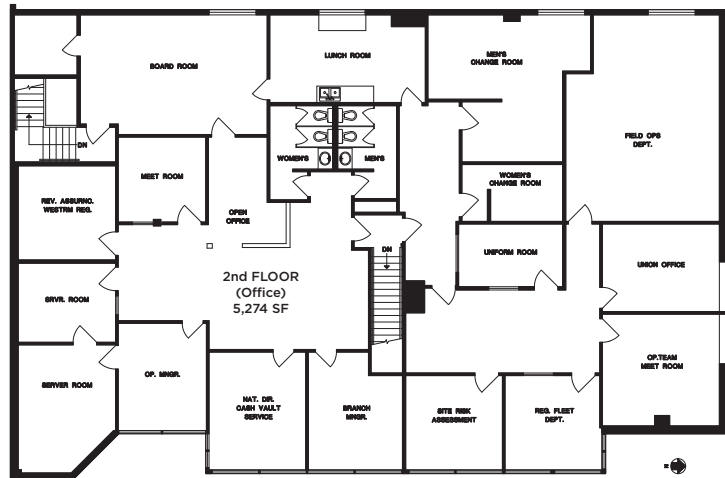
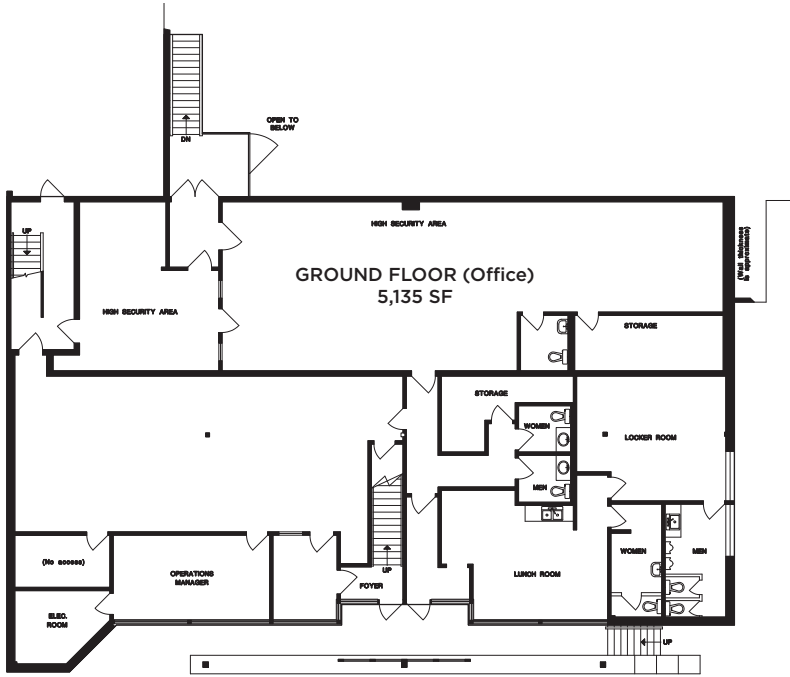
\$8.97 PSF

## AVAILABILITY

July 1, 2027



# FLOOR PLANS

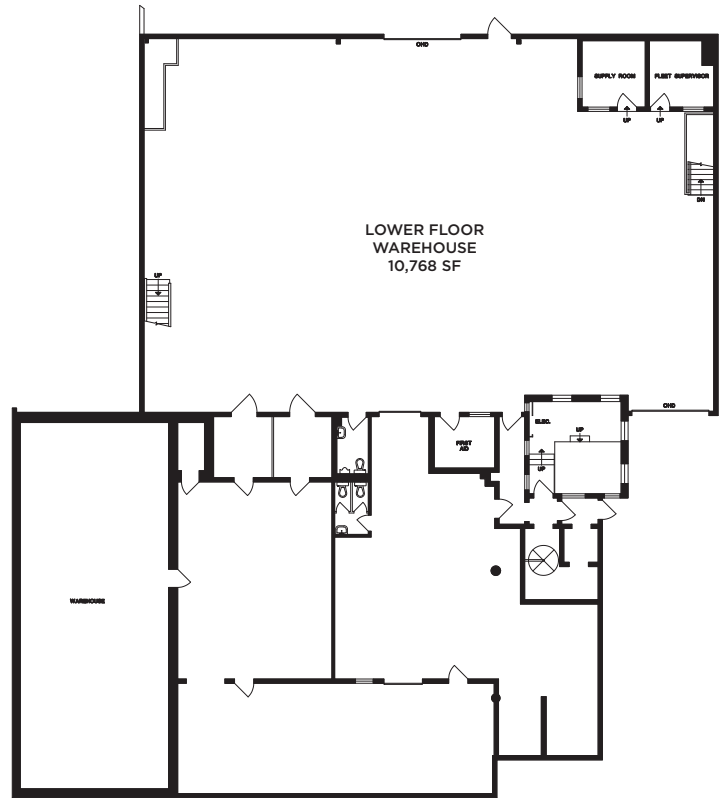


## AVAILABLE AREA

Ground floor office	5,135 SF
Second floor office	5,274 SF
Lower floor (warehouse)	10,768 SF
Basement	877 SF
<b>TOTAL</b>	<b>22,054 SF</b>

## YARD AREA

Upper Yard:	10,380 SF
Lower Yard:	6,330 SF
<b>TOTAL YARD AREA</b>	<b>16,710 SF</b>



# PROPERTY PHOTOS



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