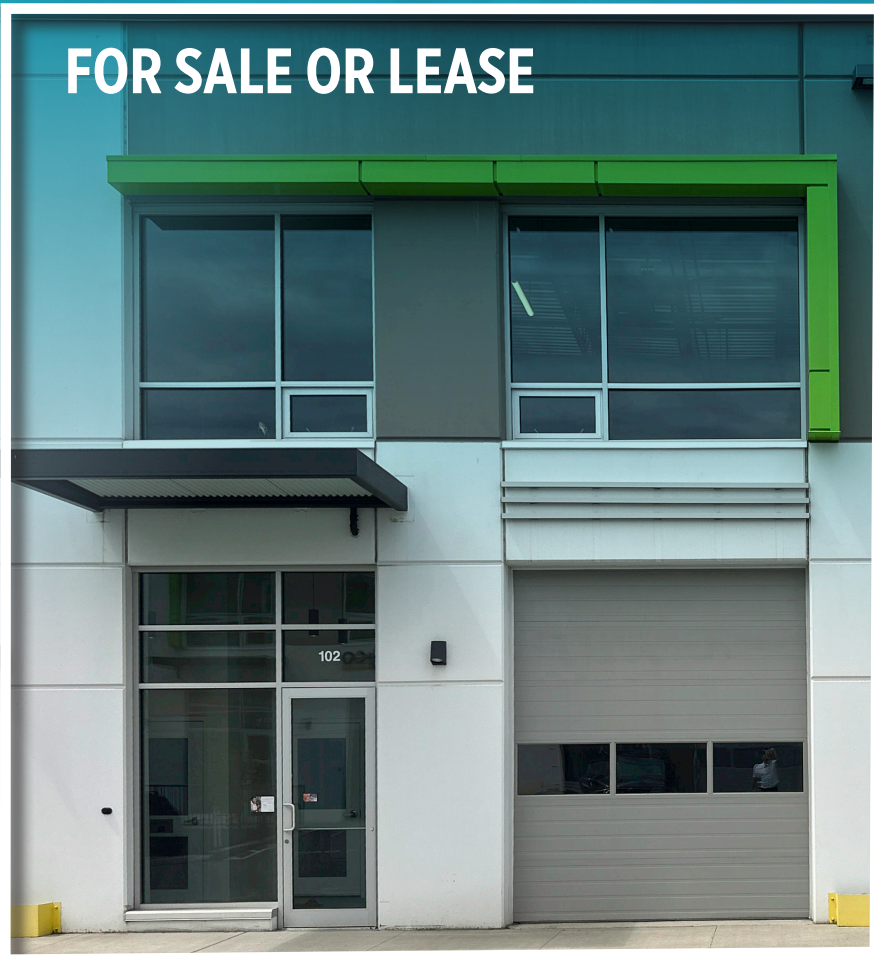


FOR SALE OR LEASE



POTENTIAL CONTIGUOUS ASSEMBLY

INTRAUROBAN KENT | SUITE 102
2,730 TO 5,460 SF BRAND-NEW
SHOWROOM | WAREHOUSE SPACE IN VANCOUVER

EAST KENT AVENUE N

Vancouver, BC



THE OPPORTUNITY

Cushman & Wakefiled ULC is pleased to present #102 at IntraUrban Kent — a 2,730 SF, move-in ready flex-industrial strata unit in the heart of South Vancouver’s premier urban industrial corridor. This is a rare chance to lease or acquire a brand-new, never-occupied warehouse unit with immediate possession available.

The unit offers an ideal split between 1,904 SF of open warehouse space on the main floor and an 826 SF concrete mezzanine above — perfectly suited for businesses requiring a combination of operational warehouse space and functional office or storage above. The contemporary storefront, soaring 26’ clear ceiling heights, and generous glazing throughout make this one of the most versatile and well-appointed small-bay units on the market.

For buyers seeking greater scale, the immediately adjacent #103 is also available for purchase, offering the opportunity to assemble a contiguous 5,460 SF holding.

UNIT HIGHLIGHTS

Size & Layout

- Ability to combine with adjacent unit #103 for a total of 5,460 SF
- 26’ clear ceiling heights in warehouse with skylight
- Power grade-level loading door: 12’ (H) x 10’ (W)
- Open-concept warehouse floor — column-free, highly flexible layout
- Built-in concrete mezzanine with operable windows

Power & Mechanical

- 200 amp, 208/120V, 3-phase electrical panel — suitable for light manufacturing, workshop, and tech-intensive uses
- HVAC rooftop units servicing the mezzanine
- ESFR sprinkler system throughout
- LED high-efficiency lighting with movement sensors
- Skylights in warehouse bringing in abundant natural light

Property Details

	UNIT 102	UNIT 103 (Potential Assembly)
MAIN FLOOR	1,904 SF	1,902 SF
MEZZANINE	826 SF	828 SF
TOTAL	2,730 SF	2,730 SF
TOTAL (CONTIGUOUS)	5,460 SF	
SALE PRICE	\$1,625,000 (\$595/SF)	
LEASE RATE	\$19.00/SF/yr	
MONTHLY STRATA FEES	\$551.00 (2025)	
PROPERTY TAXES	\$17,714.62 (2025)	
ZONING	I-2	
YEAR BUILT	2023	
PID	032-063-059	
POSSESSION	Immediate	



Finished Accessible Washroom



Air Conditioned Office



Bike Lockers

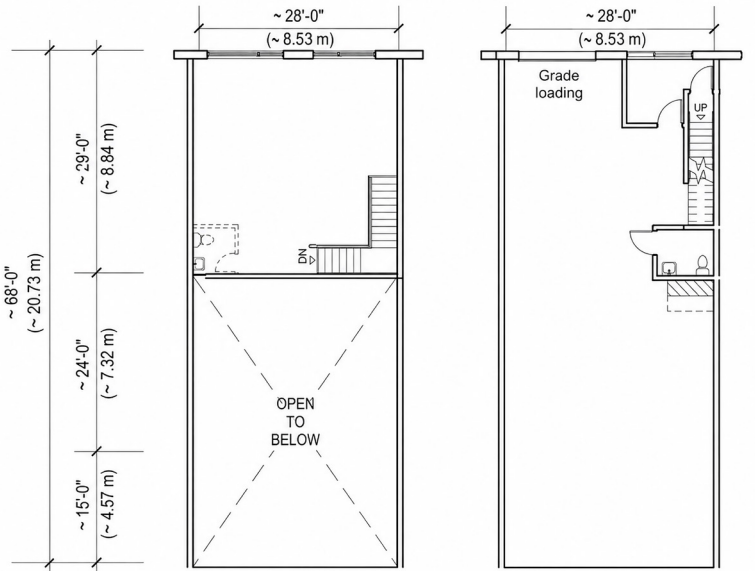


Finishes & Infrastructure

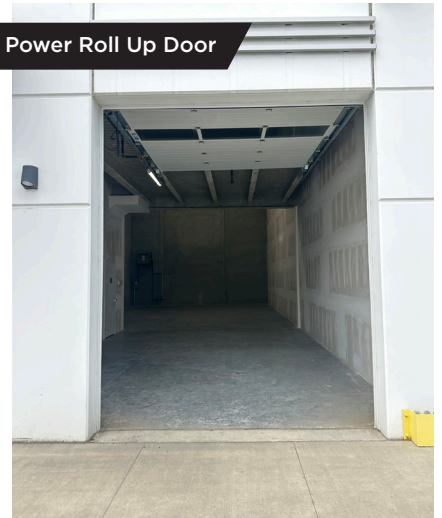
- Polished concrete floors with clear sealant applied
- Heavy floor load capacity: 300 lbs/SF on main floor
- Contemporary storefront with floor-to-ceiling glazing
- Handicap accessible washroom on main floor
- Two (2) designated parking stalls + one (1) dedicated loading bay
- EV conduit roughed-in to parking stall (EV charger ready)
- End-of-trip facilities on site: showers, lockers, washrooms & bike storage

Zoning

- I-2 (General Industrial) — permits a broad range of uses including storage, warehouse, light manufacturing, wholesale, recreational, retail, lab and associated office



Power Roll Up Door

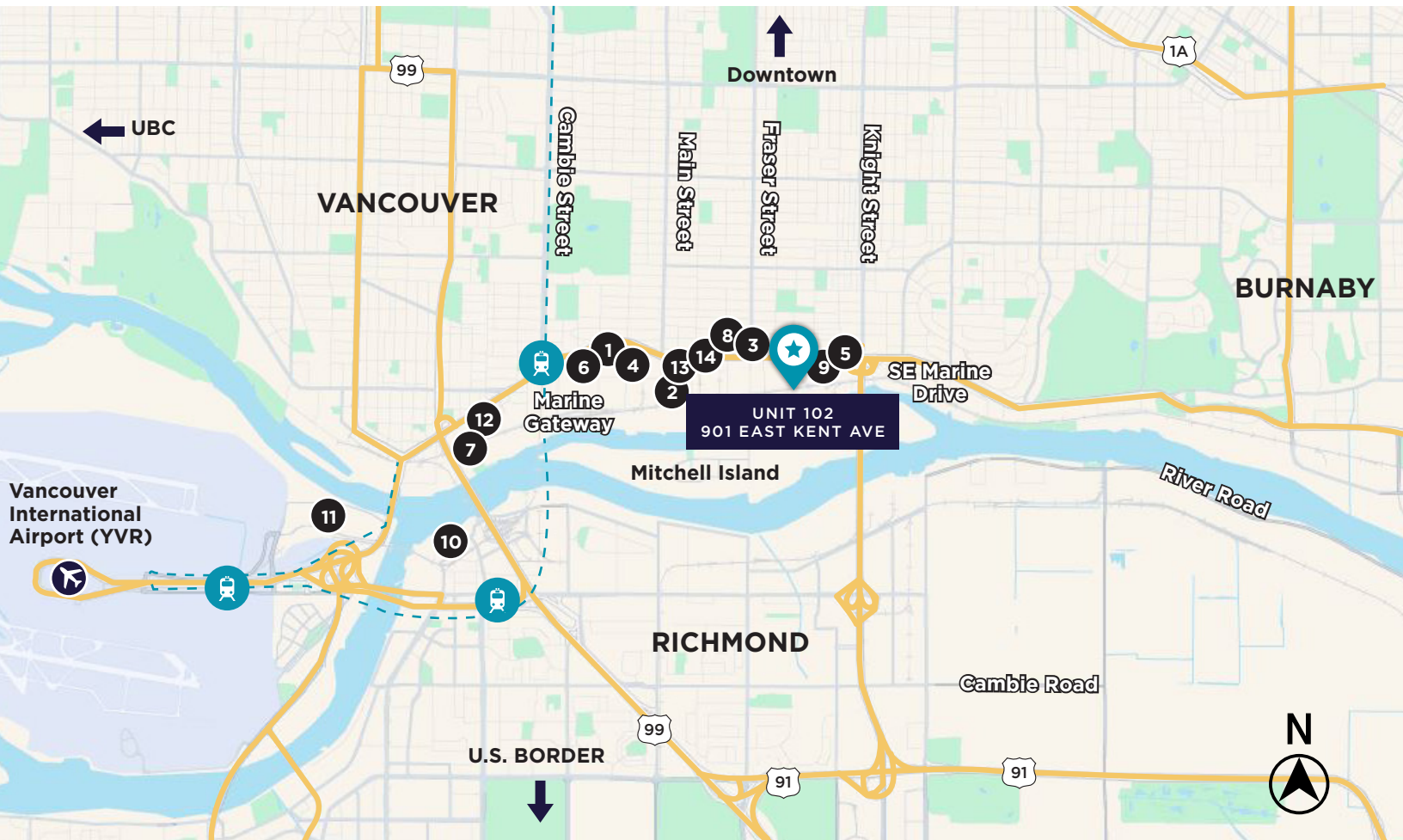


Skylight & Motion Sensor LED Lighting



THE LOCATION

Situated in South Vancouver’s established industrial node, IntraUrban Kent delivers unmatched connectivity for urban-based light industrial and distribution users. The property sits within minutes of SE Marine Drive, Oak Street, and Knight Street, providing fast, direct access to Metro Vancouver’s major trucking corridors and arterial road network.



AMENITIES

- 1

26 SW Marine Drive
- 2

Real Canadian Superstore
- 3

Esso
- 4

Kal Tire
- 5

Lee Valley
- 6

Lordco Auto Parts
- 7

Marine Gateway
- 8

Mr. Lube + Tires
- 9

U-Haul Moving & Storage
- 10

River Rock Casino Resort
- 11

McArthur Glen Shopping Centre
- 12

BCAA
- 13

BC Hydro Charging Station
- 14

Dueck GM



DRIVE TIMES

Highway 91	5 Mins
Highway 99	10 Mins
Vancouver International Airport (YVR)	15 Mins
Downtown Vancouver	20 Mins
Highway 1 & Burnaby	25 Mins
US Border	5 Mins

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