

FOR LEASE

113-418 EAST KENT AVENUE

VANCOUVER, BC

EXCEPTIONALLY BUILT OUT 1,782 SF
INDUSTRIAL UNIT IN SOUTH VANCOUVER

CUSHMAN & WAKEFIELD







PROPERTY OVERVIEW

113 - 418 East Kent Avenue South offers 1,782 SF of move-in ready small-bay industrial strata space available for lease, comprising 1,183 SF of ground floor warehouse and 599 SF of mezzanine office. The mezzanine is improved with a reception area, kitchenette, and two (2) private offices. The warehouse offers 19 foot clear ceiling height, an estimated 24' x 48' bay size, one (1) grade level loading door measuring 10' H x 10' W, 3-phase electrical, and an overhead natural gas unit heater. There are two (2) washrooms, including one full accessible washroom on the lower level, and three (3) parking stalls. Built in 2006 of pre-cast concrete construction and zoned M-2, the unit is located in Foreshore Business Park.

PROPERTY FEATURES

- 1,782 SF: 1,183 SF warehouse and 599 SF mezzanine office
- Move-in ready with reception, kitchenette, and two (2) private offices
- 19' clear ceiling height
- One (1) grade level loading door (10' H x 10' W)
- 3-phase electrical and overhead gas unit heater
- Three (3) parking stalls, two (2) washrooms including accessible





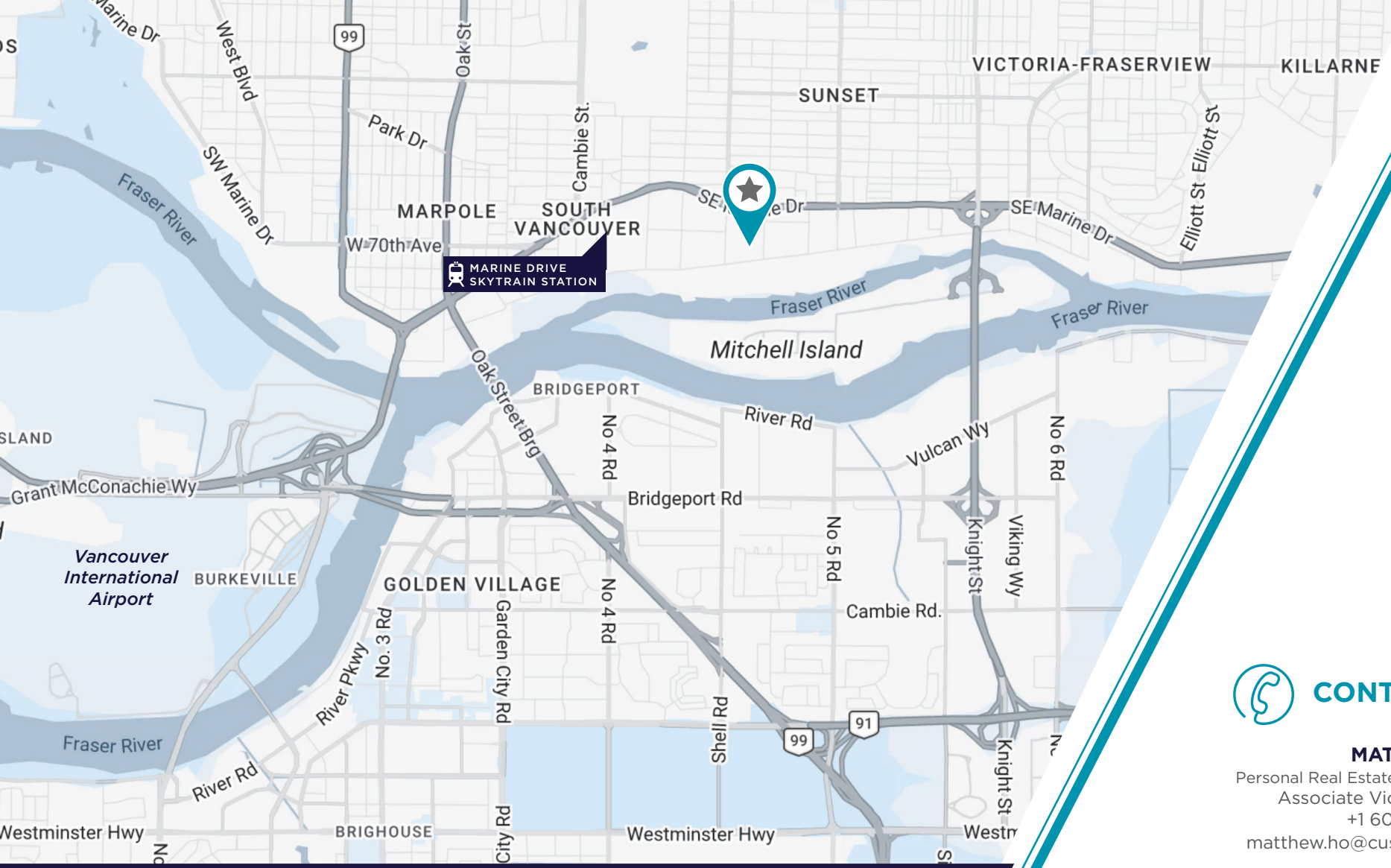












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