

1735 Powell Street  
Vancouver, BC



# For Lease

**4,131 SF INDUSTRIAL SPACE ON POWELL  
STREET & COMMERCIAL DRIVE**

## LEASING INQUIRIES

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**RELIANCE**  
PROPERTIES

## OVERVIEW

### BASE RENT

**\$20.00 PSF PER ANNUM**

### ADDITIONAL RENT

**\$16.72 PSF PER ANNUM (2024 EST.)**

**INCLUDES PARKING**

*\*UTILITIES ARE SEPARATELY METERED*

### MANAGEMENT FEE

**6% BASE RENT**

### AVAILABILITY

**JUNE 1, 2024**

### ZONING

**M-2 INDUSTRIAL ZONING**

*Allows for a variety of uses including manufacturing, warehouse storage, wholesale providers, retail and service.*

### SIZE

**4,131 SF**

### CEILING HEIGHT

**16FT 3 IN (TBC)**

### LOADING

**TWO (2) REAR AT GRADE LOADING DOORS**

### POWER

**100 AMPS, 120/208 VOLTS,  
3 PHASE (TBC)**

## HIGHLIGHTS

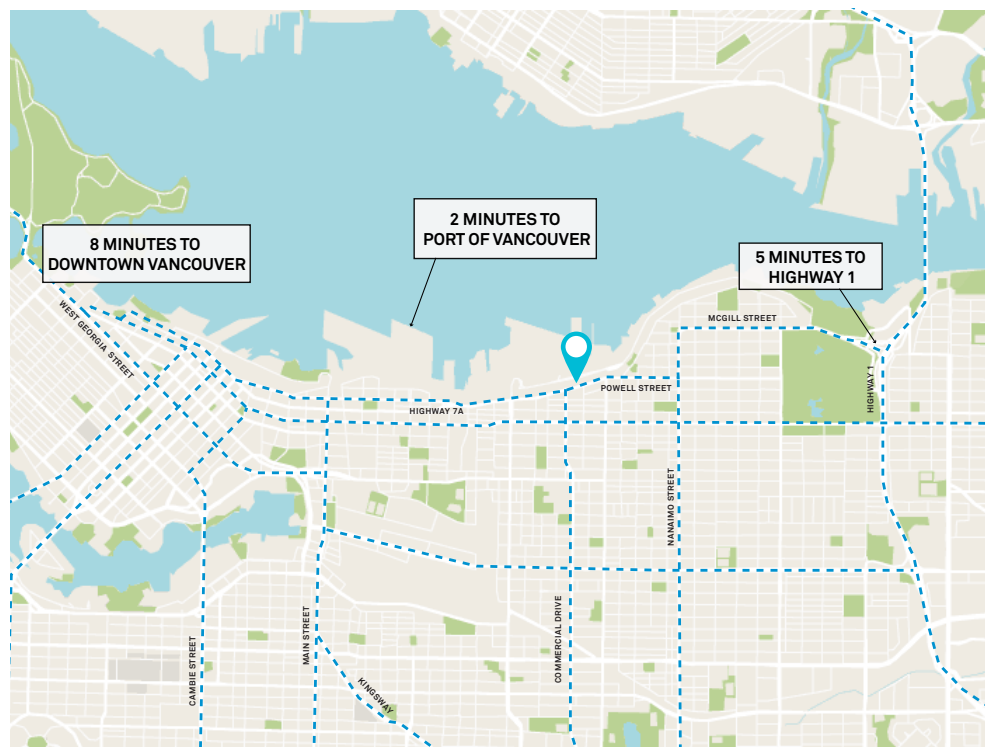
- » Floordrains (sloped in east portion, flat in the west portion)
- » Anti-slip flooring installed in the warehouse production area
- » Hardwood floors in front showroom area
- » Mezzanine area of aprox. 600 Sf
- » End cap unit with many windows providing ample natural lighting
- » Exterior signage opportunity on south and east aspects
- » Fully sprinklered
- » Commissary kitchen equipment available for purchase through previous tenant including two (2) walk-in coolers and a forklift

## DETAILS

This rarely available industrial space is superbly located just east of Downtown Vancouver, ideal for manufacturers, wholesale, retail and service providers! The unit has ample space on the ground level for production, a show room area at the front of the unit and a smaller mezzanine level for storage, packaging, or a staff area. The unit has two at grade loading doors for ease in loading and offloading product.

## LOCATION

Located on the north side of Powell Street between Victoria Drive and Commercial Drive. This area has a mix of retail tenants including automotive, natural services, food manufacturing, and several light industrial tenants. The property is directly on a bus route and has ample street parking. The premises has grade loading via large overhead doors which are easily accessible by the lane. The premises also includes parking.

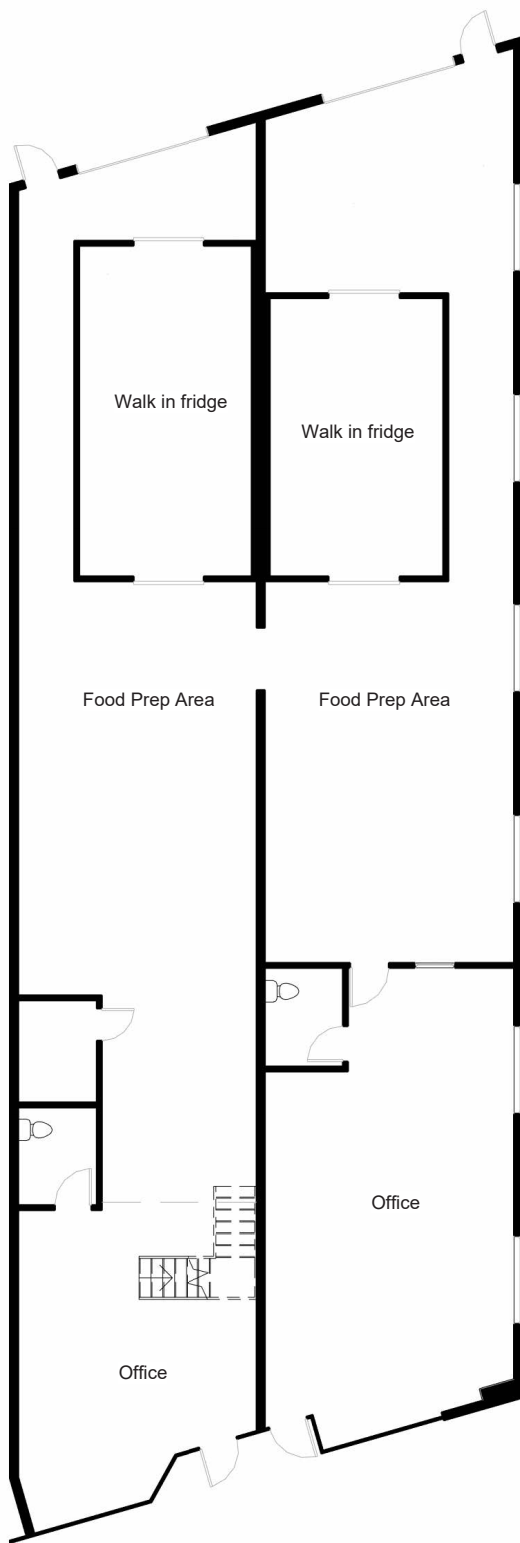


**4,131 SF**  
INDUSTRIAL

**\$20.00 PSF**  
PER ANNUM

**\$13,050**  
PER MONTH

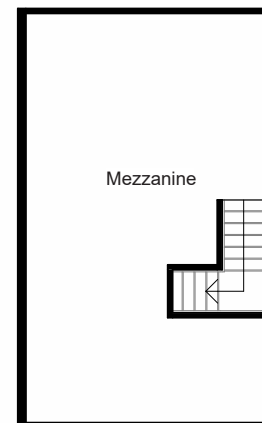




First Floor



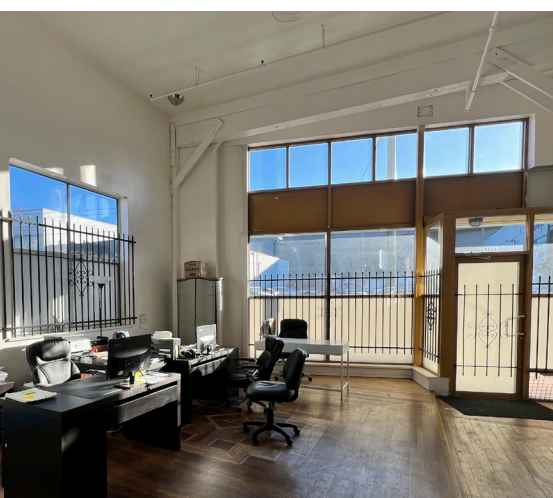
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Mezzanine Level







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