

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

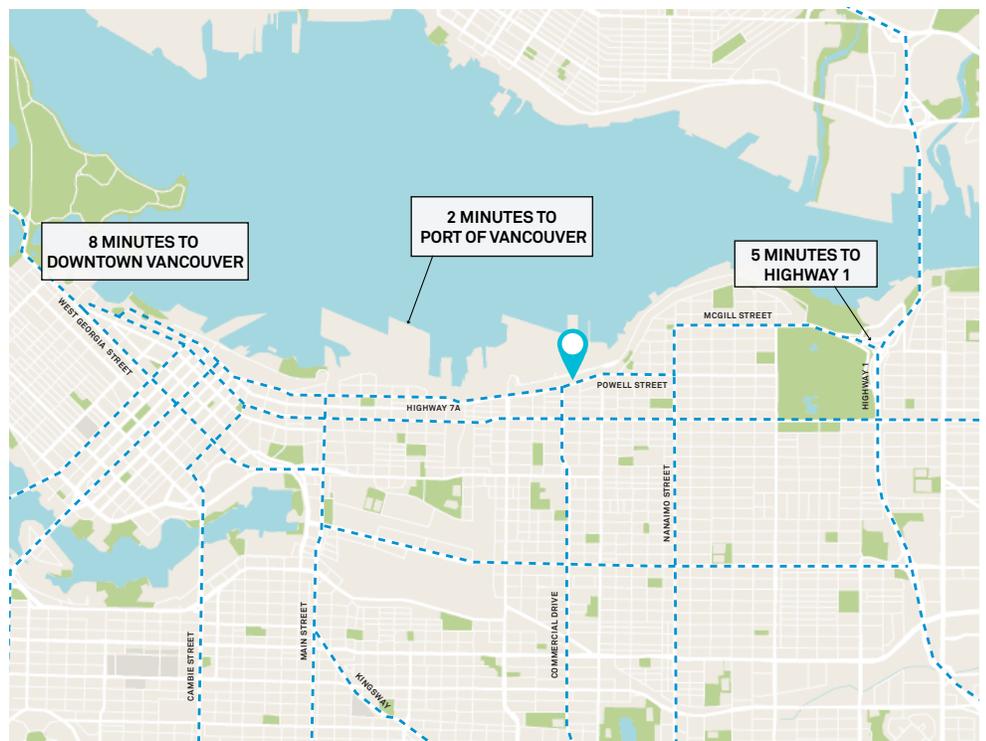
- » Floordrains (sloped in east portion, flat in the west portion)
- » Anti-slip flooring installed in the warehouse production area
- » Hardwood floors in front showroom area
- » Mezzanine area of aprox. 600 Sf
- » End cap unit with many windows providing ample natural lighting
- » Exterior signage 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.

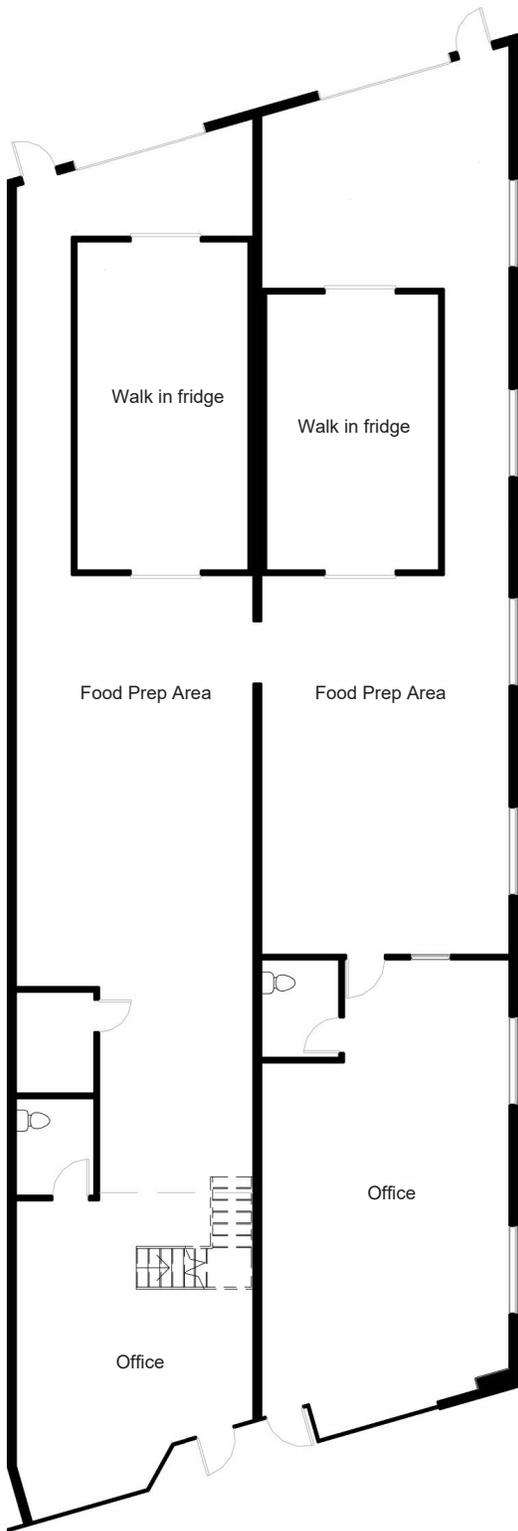


4,131 SF
INDUSTRIAL

\$20.00 PSF
PER ANNUM

\$13,050
PER MONTH

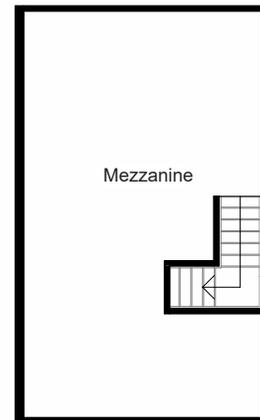




First Floor

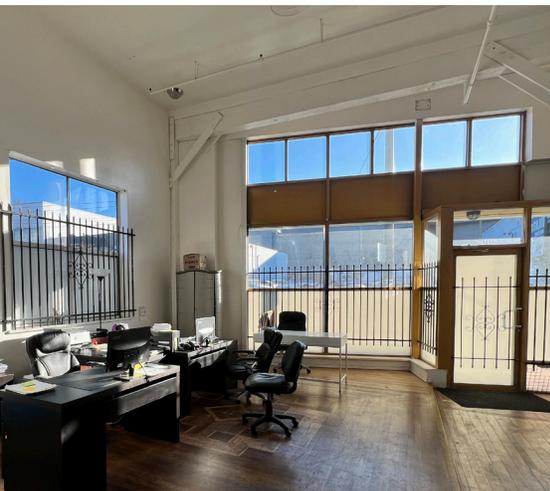


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Mezzanine Level





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E. & O.E. All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantees or responsibility is assumed thereof, and shall not form any part of future contracts. All information should be carefully verified



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