

FOR LEASE INDUSTRIAL SPACE



MARINE DRIVE INDUSTRIAL CENTRE

403 KENT AVENUE NORTH E., VANCOUVER, BC



HIGH QUALITY WAREHOUSE/ DISTRIBUTION FACILITY

Marine Drive Industrial Centre consists of 4 buildings that total 421,350 SF and is centrally located in the Southeast Marine Drive area of Vancouver. The 403 Kent Avenue North East building is a 39,882 square feet multi-tenant building. It provides quick and easy access to major transportation routes including Marine Drive, Knight Street and Oak Street Bridges, which connect to Highways 91/99 serving Greater Vancouver.

Can be split into 2 units

- Excellent warehouse/distribution facilities with ample truck maneuvering room
- Quick access to the Vancouver International Airport via Arthur Laing Bridge and to Downtown Vancouver via Cambie and Main Streets.

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AVAILABILITY

UNIT	AREA (SF)	RENT (PSF)	AVAILABILITY	NOTES
1	39,882	TBD	Immediately	Excellent warehouse/distribution facilities. Warehouse with 23' clear ceilings, 6 dock loading doors for large trucks/trailers on East front of premises. Ample office.

TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$3.29/SF	\$3.75/SF	\$7.04/SF (2024 est.)*

*Utilities extra

BUILDING DETAILS

Total Space: 152,535 SF +/-

Available Space: 39,882 SF +/-

Number of Floors: 1

Year Built: 1974

Warehouse Ceiling Height:
Approximately 23 feet clear

Ample 3 phase power

Zoned I-2, allows for a wide range of industrial uses

BUILDING AMENITIES

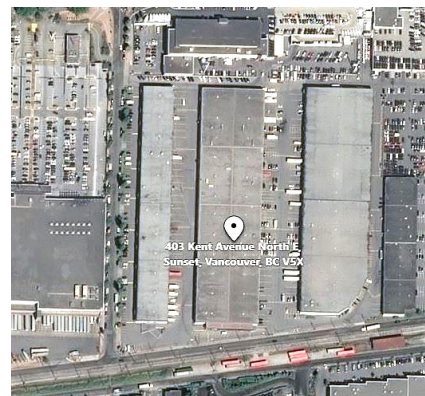
Convenient transit access

After hours & weekend security patrols

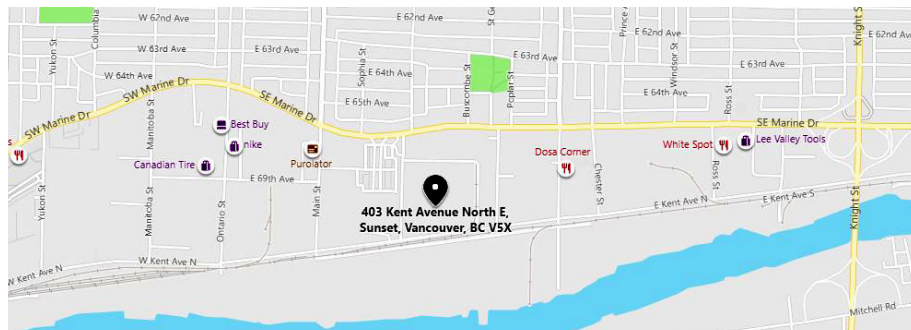
Parking: 1/3,000 SF



Exterior Rear



Aerial View



403 Kent Avenue North E., Vancouver, BC

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FOR MORE INFORMATION

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UNIT 1 - 39,882 SF +/-

