



- ▶ **2,482 SF Industrial Space in South Vancouver**
- ▶ **Warehouse Unit with Dock Loading**

Location

Shaughnessy Business Park is primely located one block south of Marine Drive Industrial District of South Vancouver. Access to downtown vancouver is extremely effcent via Granville, Oak, or Cambie Streets. Vancouver International Airport and Richmond are directly accesible via the Arthur Laing and Oak Street bridges and all points are easily accessed by Marine Drive and marine Way.

Highlights

- ▶ 18' ceiling heights (approx.)
- ▶ Rear/dock level loading
- ▶ 3 phase power
- ▶ Close to the Canada Line/Marine Drive Station
- ▶ 40'-53' trailer access
- ▶ Quality concrete tilt-up construction

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Zoning

M-2 Industrial permitting a wide range of industrial uses, such as distribution, warehousing, manufacturing, wholesale, assembly, packaging, and food and beverage processing.

Available Space

Main floor	1,925 SF
Second floor office/mezzanine	557 SF
Total	2,482 SF

**All measurements are approximate and must be verified by the tenant*

Lease Rate

\$20.00 PSF plus GST (or) \$4,136.66 per month plus GST

Taxes & Operating Costs (2020) Approx.

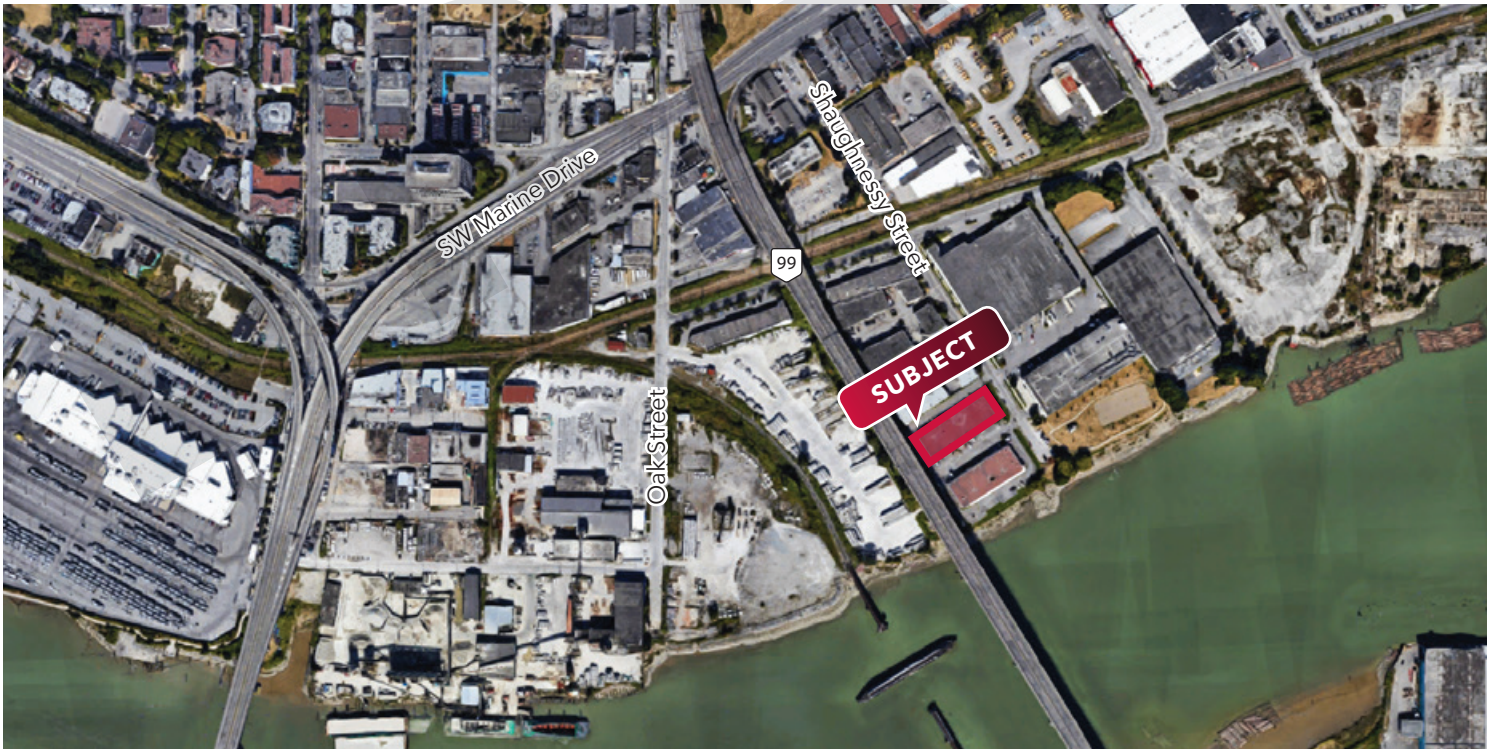
\$4.78 PSF plus GST (or) \$988.66 per month plus GST

Availability

30 days notice

Features

- ▶ Dock loading
- ▶ 18' ceilings (approx.)
- ▶ Security gate
- ▶ Two (2) washrooms
- ▶ Existing office space
- ▶ 10'-12' loading door
- ▶ Common area parking
- ▶ Sprinklers
- ▶ Heavy power
- ▶ Signage opportunity



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