



FOR LEASE

# 2,239 SF High Quality Industrial Space in **False Creek Flats**

409 Industrial Avenue, Vancouver

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409 Industrial Avenue

Main Street

Industrial Avenue

Terminal Avenue

## Opportunity & Location

Lease modern industrial space in a concrete tilt-up facility, next to Mount Pleasant. This centrally located building is steps from the sky-train and offers rare, high-ceiling distribution space in the East Vancouver.

This property is situated one block east of Main Street between Terminal Avenue and Great Northern Way in East Vancouver. This location is in the heart of the creative hub of East Vancouver and offers quick access to Downtown, East and West Side, Highway 1 and the North Shore.

# Property Features

Ready-to-occupy light industrial space in Strathcona.

<b>Zoning</b>	I-3 (General Industrial) Allows for a wide variety of uses including warehouse, lab, commissary manufacturing, wholesale, and ancillary office uses.
<b>Building Area*</b>	2,239 SF including warehouse and mezzanine space
<b>Parking</b>	2 designated stalls
<b>Asking Lease Rate</b>	\$23.00 per SF, net
<b>Additional Rent</b>	\$9.84 per SF
<b>Available</b>	July 1, 2026
<b>Features</b>	<ul style="list-style-type: none"><li>• Concrete tilt up construction</li><li>• 21' clear ceilings</li><li>• 9' clear ceilings under mezzanine</li><li>• 10' clear ceilings above mezzanine</li><li>• 1 gas fired heater</li><li>• One (1) grade loading door, 10' x 10'</li><li>• 3 phase, 125 amp power service</li><li>• Sprinklered throughout</li></ul>

\* Approximate and to be verified





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