

Unit 1305 - 1320 Marine Drive SE, Vancouver, B.C.

For Lease

7,418 SF - 24,216 SF Warehouse, Showroom, and Office Space with Direct Exposure to Marine Drive and Knight Street Bridge

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Offering Highlights

- ✓ Flexible unit sizes and layouts
- ✓ Ample employee parking
- ✓ Direct exposure to Marine Drive and Knight Street Bridge
- ✓ 4 dock & 1 grade level loading door
- ✓ 21' clear ceiling height
- ✓ Turn-key showroom with warehouse and office space
- ✓ September 1, 2024

Opportunity

A unique opportunity to lease a high quality showroom, warehouse, and office space with direct exposure to Marine Drive. Ideal for businesses seeking a comprehensive facility, it offers a seamless blend of presentation, storage, and administrative areas. Conveniently located with ample parking, it's perfect for operations requiring diverse functional spaces under one roof.

Location

The Property is located in the vibrant neighborhood of Sunset. This area is characterized by its blend of residential and commercial spaces, providing a dynamic urban atmosphere.

The property is situated directly adjacent to Knight Street, offering quick access to Highway 99 and Highway 1.



Zoning

I-2 (Medium Impact Industrial Zone) allowing for a broad range of industrial uses including film production, distribution, laboratory and manufacturing.

Available Area

Unit 1320

Warehouse	6,069 SF
Showroom	1,349 SF
Total Area	7,418 SF

Unit 1305 - 1312

Warehouse	10,795 SF
Showroom	3,958 SF
Office	2,045 SF
Total Area	16,798 SF

Units can be combined for 24,216 SF

Asking Lease Rate

Please contact listing agents

2024 Tax & Operating Cost Budget



\$8.14 per SF, not including management fee

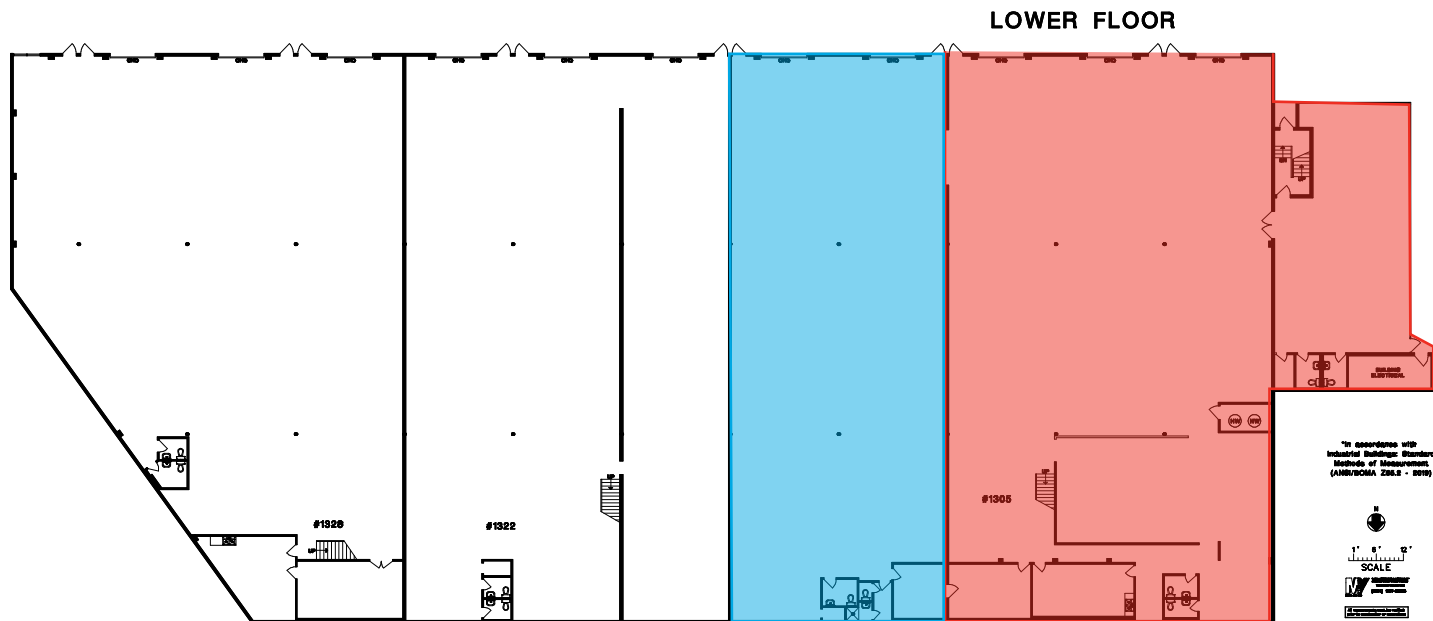
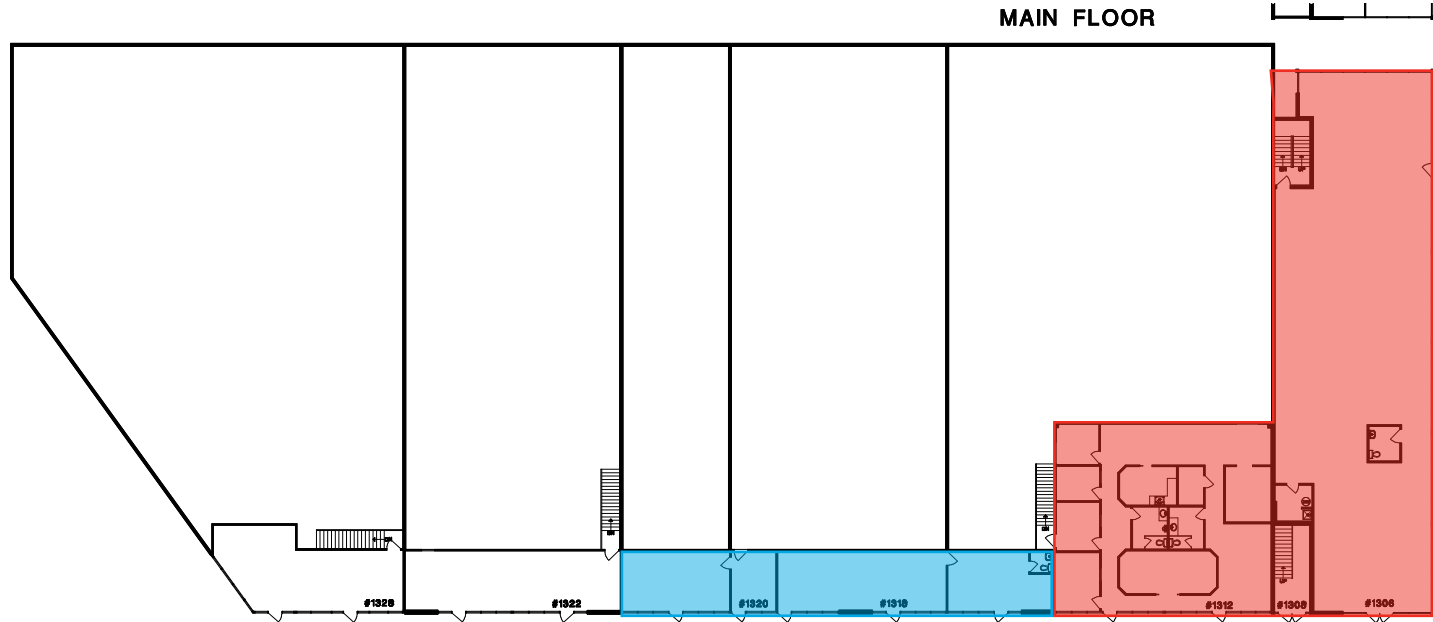
Availability

September 1, 2024



Floor Plan

-  = 1320
-  = 1305-1312





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