

FULL FEE TO TENANT'S AGENT FOR A FIRM DEAL PRIOR TO JULY 31 2026

ONE MONTH FREE RENT PER YEAR OF LEASE TERM, UP TO 5 MONTHS

Updated, Newly Improved and Ready to Occupy Model Suites Available

Oak Street Bridge

East Kent Avenue S

FOR LEASE

# Southbridge Business Park

## Professional Warehouse/Offices with Dock Loading

Close proximity to YVR, Downtown Vancouver, Marine Gateway, and all major highways via Knight Street

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**wesgroup**

**Colliers**

Accelerating success.

# Property Highlights



8 building, master-planned business park.  
Professionally managed and maintained.



Dock loading to each unit



Ready to occupy MODEL SUITES available!



Fraser River views & outdoor space



Close to multiple transit options



3-phase electrical service



Gas-fired heaters



Tenant's agents will receive a full leasing  
commission for a firm deal prior to July  
31, 2026



Basic Rent: \$18.00/SF, net  
Op. Costs (2026): \$9.15/SF plus mgmt fee

## Opportunity

To lease small bay warehouse and office space in the heart of South Vancouver. These units have ample storage, workspaces, and dock level loading, ideal for last mile distribution.

## Location

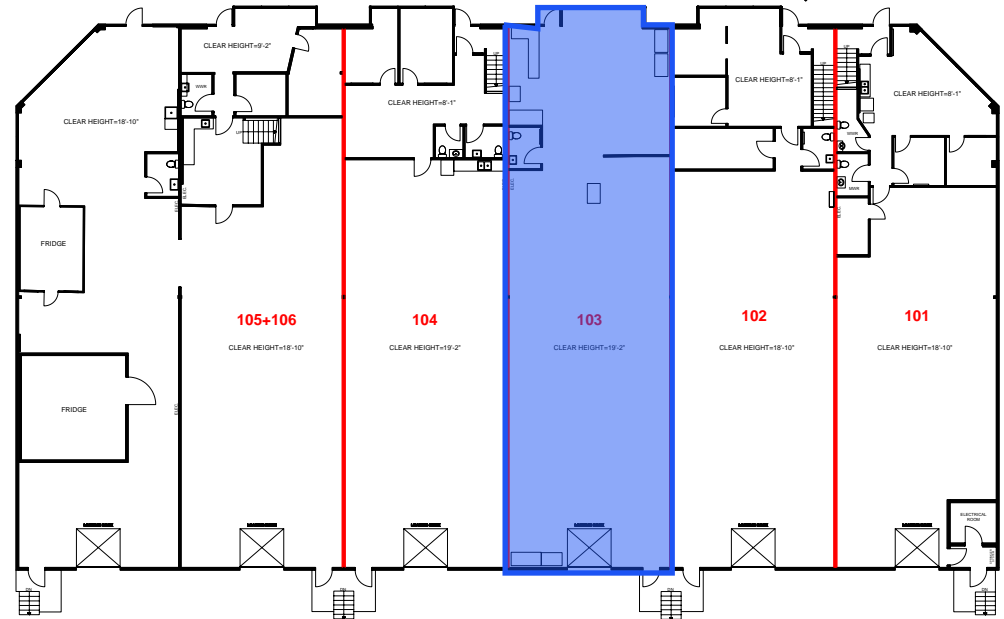
Southbridge Business Park is located in the commercial area of South Vancouver on the edge of the Fraser River. The Park is south of Marine Drive and between Main Street and Fraser Street. The South Vancouver market is highly sought after, due to its close proximity to YVR Airport, Downtown Vancouver and its quick access to Richmond and all major highways via Knight Street. The area is well serviced by public transit and offers close proximity to the Canada Line Skytrain line.



# Unit 103 - 326 E Kent Avenue South

Available Area*	Warehouse	3,066 SF
	Office	To Suit
	Total	3,066 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	August 1, 2026	

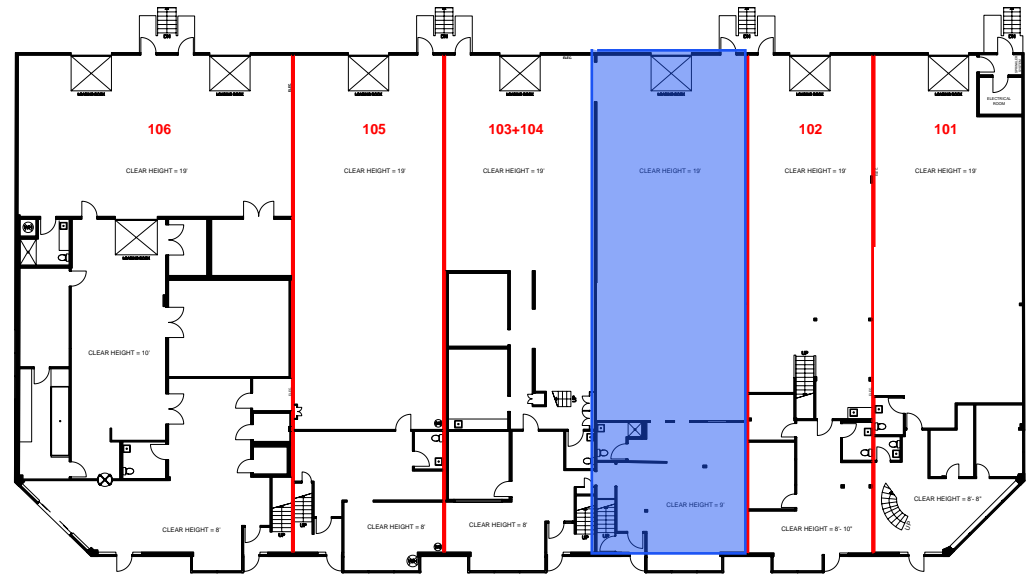
Main Floor



# Unit 103 - 334 E Kent Avenue South

Available Area*	Warehouse	2,256 SF
	Office	753 SF
	Mezzanine	753 SF
	<b>Total</b>	<b>3,762 SF</b>
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	Immediate	

Main Floor



# Unit 102 - 342 E Kent Avenue South

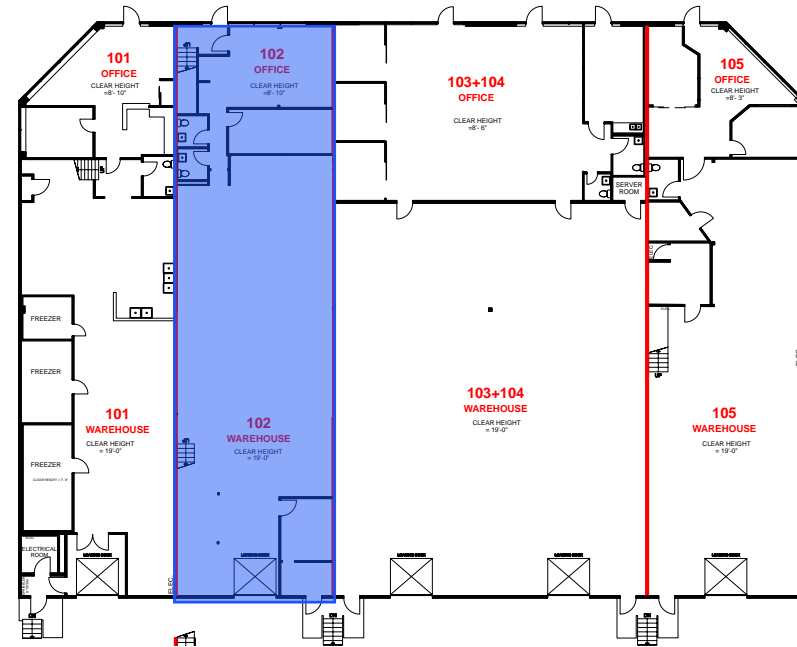
Available Area*	Warehouse	2,592 SF
	Office	792 SF
	Mezzanine	750 SF
	<b>Total</b>	<b>4,134 SF</b>

**Loading** 1 dock loading door

**Ceiling Height** 19' clear

**Available** Immediate

Main Floor





Colliers

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*\* All building areas are approximate.*



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