

For Lease

1948 Franklin Street
Vancouver, BC



Opportunity to lease a 4,700 sf freestanding industrial building with
3-phase power, grade loading and on-site parking

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Property details

BUILDING SIZE

Office	2,200 sf
Warehouse	2,500 sf
Total	4,700 sf*

**approximate*

SITE SIZE

6,040 sf

ZONING

I-2 (General Industrial) allowing for a variety of storage warehouse, manufacturing, wholesale, retail, service and associated office uses.

ASKING BASIC RENT

\$19.95 psf, per annum (net)

ADDITIONAL RENT

\$7.72 psf, per annum (2026 estimate)

AVAILABILITY

September 1, 2026

Opportunity

Avison Young and MacDonald Commercial are pleased to present the opportunity to lease a 4,700 sf freestanding industrial building in East Vancouver with 3-phase power, grade loading and on-site parking.

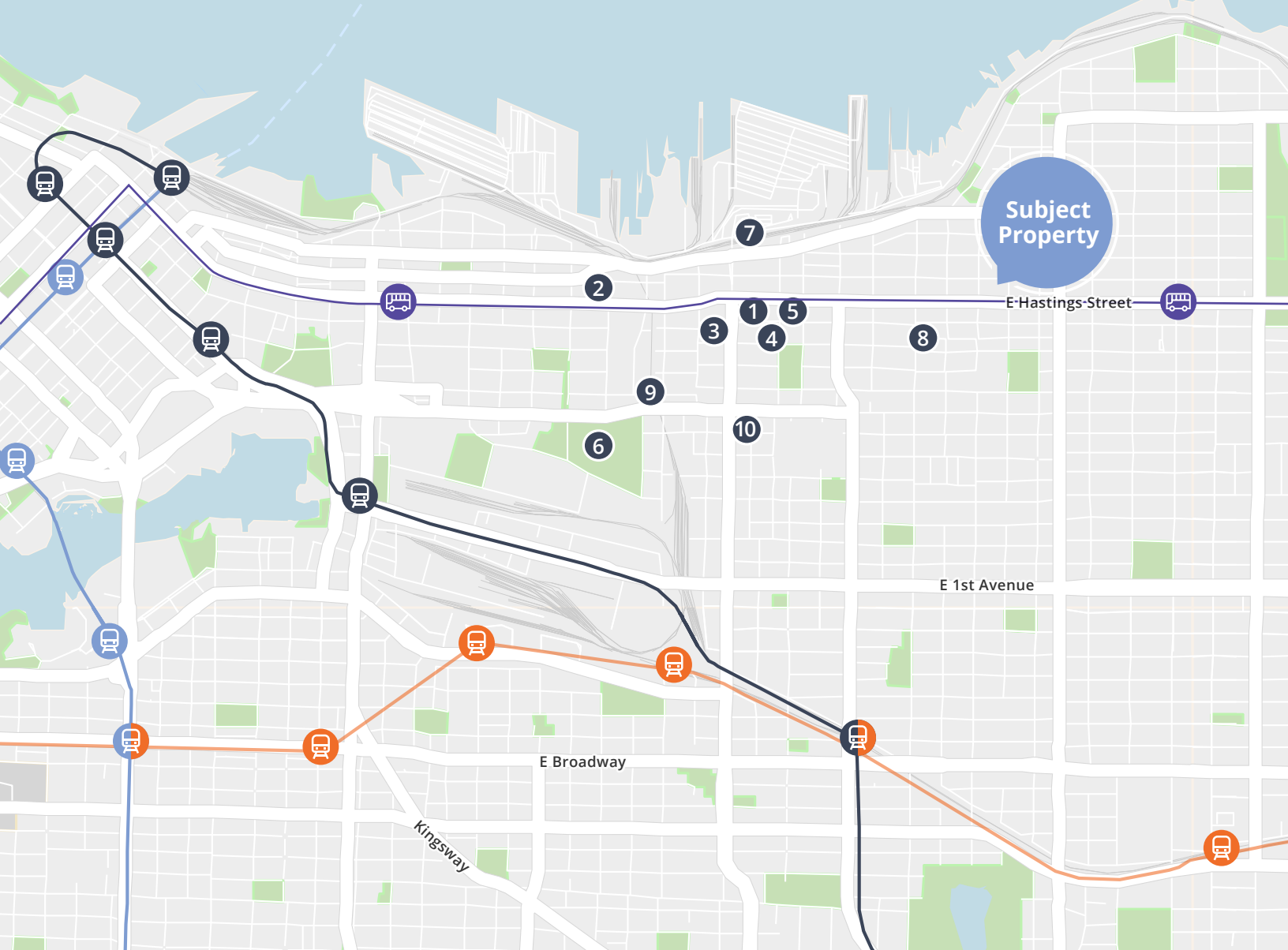
Location

Located in the Port Town neighbourhood of East Vancouver, the property is situated along Franklin Street, between Victoria Drive and Semlin Drive, and 1-block north of East Hastings Street. Nearby amenities include various restaurants, cafes, and craft breweries. This area offers excellent access to Downtown Vancouver, the Port of Vancouver, North Shore and the Trans-Canada Highway.

Building features

-  Single storey, freestanding industrial building
-  One (1) grade level loading door (13' x 15')
-  14' clear warehouse ceiling height
-  3-phase power (200 amp, 600 volts)
-  Skylights
-  Two (2) washrooms
-  Kitchen
-  Radiant and baseboard heating
-  On-site parking at rear (3 stalls, plus loading area)





SURROUNDING AMENITIES

- | | |
|----------------------------|--------------------|
| 1. The Gourmet Warehouse | 6. Strathcona Park |
| 2. Strathcona Beer Company | 7. Powell Brewery |
| 3. Superflux Beer Company | 8. Bosa Foods |
| 4. Earnest Ice Cream | 9. La Casa Gelato |
| 5. Yolks | 10. Fujiya Foods |

DRIVE TIMES

VCC Skytrain Station	3 mins
Commercial Skytrain Station	4 mins
Downtown Vancouver	5 mins
Burnaby	10 mins
YVR Airport	35 mins
USA Border	45 mins

Contact for more information

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