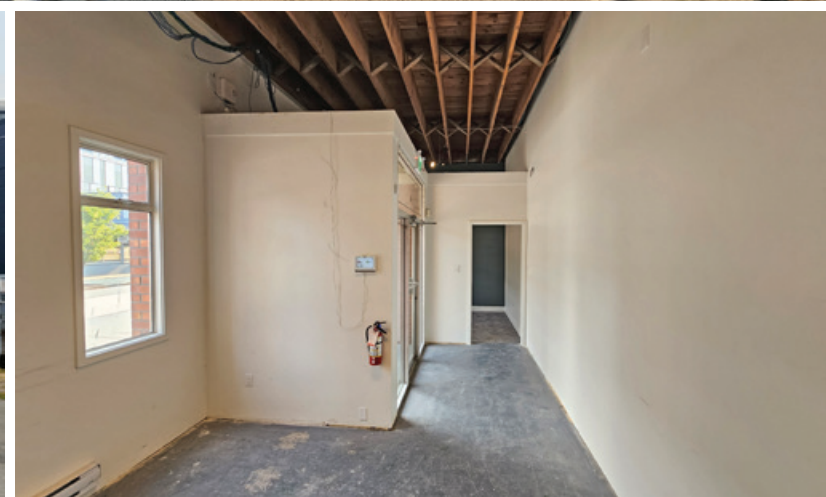


FOR LEASE | INDUSTRIAL
158 WEST 5TH AVENUE
VANCOUVER, BC



- **Main & Cambie Freestanding Industrial Building**
- **4,559 SF Office/Warehouse/Production Space**

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Available Area

4,559 SF

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

Lot Size

49.5' x 122'

Lease Rate

\$19.00 PSF

Taxes & Operating Costs

\$19.90 PSF (2026 estimate)

Lease Term

3-5 years or longer

Availability

Immediate

Features

- ▶ Front office/rear loading
- ▶ Covered loading area with two (2) dock loading doors
- ▶ New loading door
- ▶ On-site parking
- ▶ Private offices and open areas
- ▶ Signage opportunity
- ▶ 3-phase power
- ▶ 10' to 12' ceiling height
- ▶ 2 washrooms
- ▶ Gas-forced air heaters



Location

The subject property is located on the south side of West 5th Avenue, just east of Columbia Street in Vancouver's desirable False Creek industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor, and busy Main & Cambie Streets.

Zoning

I-1 (Light Industrial District) – allows for a wide array of storage, wholesaling, distribution, office and some service-based businesses.



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