

DOWNTOWN
VANCOUVER



SHORT TERM TENANCIES WILL BE CONSIDERED

5,564 SF FOR LEASE

1325 E PENDER STREET







Vancouver, BC





FREE-STANDING INDUSTRIAL BUILDING WITH STREET EXPOSURE AND DESIRABLE LOCATION

PROPERTY FEATURES

-  Heavy 3-phase electrical power
-  Clear span warehouse
-  1 Dock door
-  19' Ceiling height
-  1 Grade door
-  Concrete construction

THE OPPORTUNITY

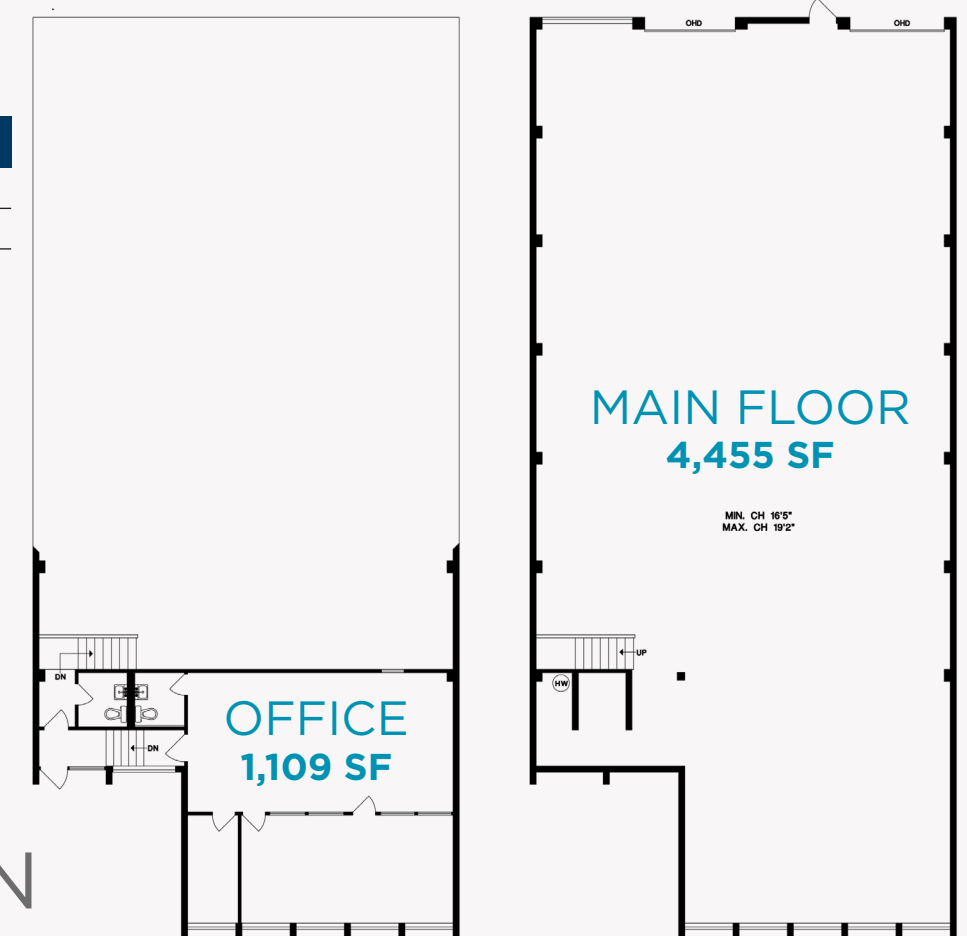
This I-2 zoned building allows for a wide variety of business uses and could allow for an additional storey to be added - subject to municipal approvals.

EXISTING BUILDING SIZE	5,564 sf
PID	015-643-646
LEGAL DESCRIPTION	LOT 12, EXCEPT PART IN PLAN 5778, BLOCK 11 OF BLOCK B DISTRICT LOT 182 PLAN 186
ZONING	I-2 Light Industrial
PROPERTY TAXES	\$34,067.60 (\$5.75 per sf)
LOT SIZE	5,928 sf (47.16 x 125.7 ft)
BUILDING AGE	1971
LAND USE	Including but not limited to manufacturing/ processing/ packaging of goods (ie. bakery, chemical products, clothing parts) and commercial and service uses (ie. storage and labs).
OCP LAND USE DESIGNATION	Industrial
BASIC NET RENT	Contact Listing Agent

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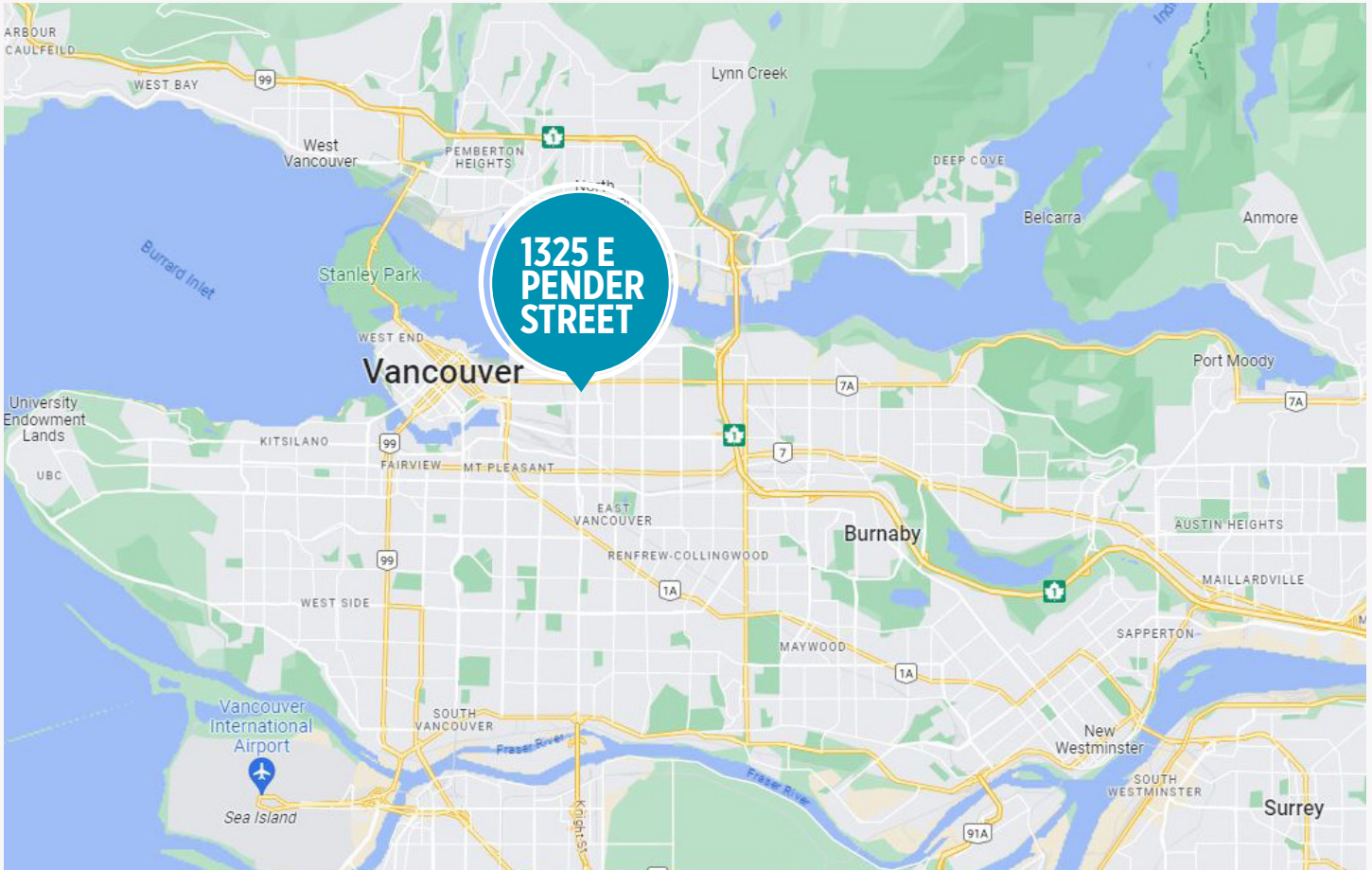
Warehouse	4,455 SF
Office/Mezzanine	1,109 SF
Total Area	5,564 SF

SITE PLAN



1325 EAST PENDER STREET

VANCOUVER, BC



DRIVE TIMES

7 MIN

VCC Skytrain
Station

7 MIN

Commercial
Skytrain Station

8 MIN

Downtown
Vancouver

10 MIN

Burnaby

30 MIN

YVR Airport

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