

FOR LEASE/SALE **1528 RAND AVENUE** VANCOUVER, BC



Ron J Emerson Personal Real Estate Corporation Vice President, Industrial +1 604 608 5921 ron.emerson@cushwake.com Jordan Sengara Personal Real Estate Corporation Vice President, Industrial +1 604 640 5845 jordan.sengara@cushwake.com

CUSHMAN & WAKEFIELD

FOR LEASE/SALE **1528 RAND AVENUE** VANCOUVER, BC



OPPORTUNITY

This unit is ideally positioned and outfitted for business owners or owner-users seeking a traditional industrial flex strata space. It offers an efficient layout, high-quality existing improvements, and the opportunity to secure a prestigious Vancouver address. The unit includes existing freezer and cooler space, which can be retained or removed based on your needs.

LOCATION

Located in the Rand Centre at 1522-1552 Rand Avenue in South Vancouver, just south of SW Marine Drive, this property offers a prime strategic location. It is only minutes from Vancouver International Airport, 10 minutes from the downtown core, and provides convenient access to surrounding municipalities via Highway 99 and Marine Way, making it an ideal choice for businesses.

UNIT FEATURES

• Front 12 X 10 grade level loading door

- 20' clear ceiling height
- Finished office space
- Two washrooms (ground and second floor)
- 2 designated parking stalls
- Three phase 100 AMP electrical service
- Skylight in warehouse for natural light

ZONING

I-2 Industrial

AVAILABLE AREA

Ground Floor Warehouse Space	1,112 SF
Second Floor Office Space	588 SF
Total Area:	1,700 SF

LEASE RATE

\$24.00 PSF Per Annum

ADDITIONAL RENT

Contact listing agents

SALE PRICE Contact listing agents

AVAILABILITY

30-60 days notice

Ron J Emerson

Personal Real Estate Corporation Vice President, Industrial +1 604 608 5921 ron.emerson@cushwake.com

Jordan Sengara

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5845 jordan.sengara@cushwake.com

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. Thisinformation has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.