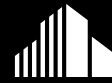


FOR LEASE | 4,401 SF  
WAREHOUSE SPACE

# 1360 NAPIER STREET

VANCOUVER, BC



CUSHMAN &  
WAKEFIELD



For more information, please contact:

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## PROPERTY HIGHLIGHT

### LOCATION

The subject property is located in the vibrant Grandview-Woodland neighbourhood of Vancouver. This location is just minutes to Downtown Vancouver, Commercial Drive and major traffic arteries servicing Metro Vancouver while also within walking distance to the VCC SkyTrain Station. Situated just off Clark Drive and a five minute walk from Commercial Drive, this area features a diverse mix of coffee shops, breweries and retail amenities, including Strange Fellows Brewing, Trees Organic Coffee and Fujiya Foods, to name a few.

### ZONING

I-2 light industrial

### BASE RENT

Contact listing agents

### AVAILABLE

January 1, 2025

### ADDITIONAL RENT

\$12.64 PSF, per annum (2024 est.)



### UNITS 3-5 - 4,401 SF WAREHOUSE & OFFICE SPACE WITH GRADE LOADING

- Grade loading roll up door
- Large warehouse / open area space
- In-suite washroom, small kitchenette
- Open workspace area at rear of unit



### UNIT 10 - 5,369 SF WAREHOUSE WITH GRADE LOADING WAREHOUSE: 3,427 SF OFFICE: 1,942 SF

- Office exposure on Napier St. Warehouse at rear
- Two-grade loading roll-up doors
- Parking at rear
- 3 private offices and showroom / open area in front
- High exposed ceilings
- Private washroom
- Skylights in the warehouse for natural light

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