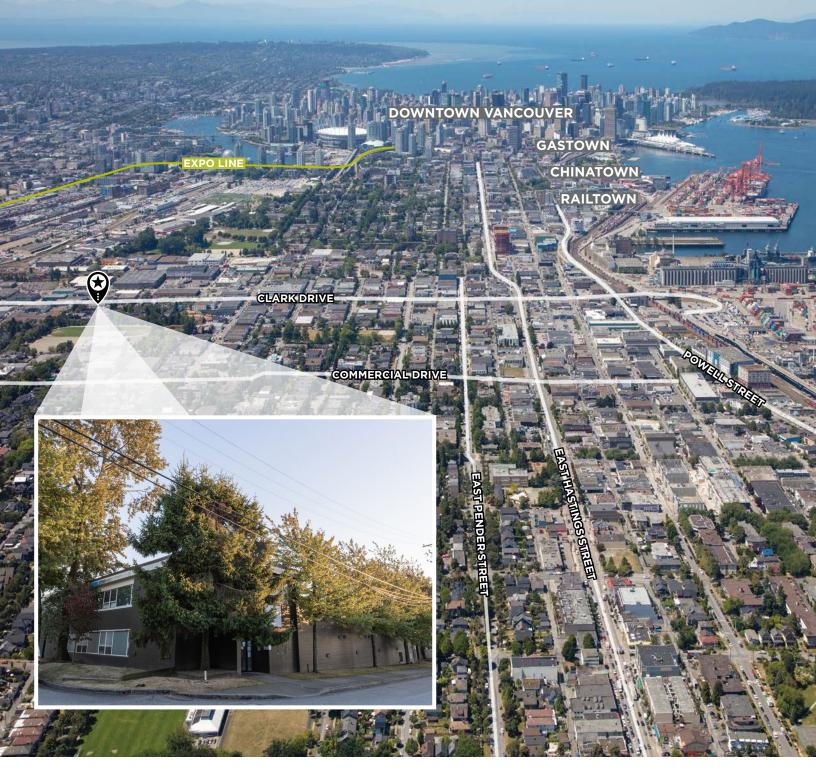
FOR LEASE | 4,401 SF WAREHOUSE SPACE **1360 NAPIER STREET** VANCOUVER, BC





For more information, please contact:

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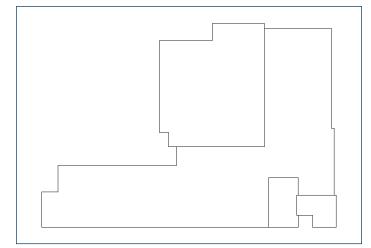
Suite 1200 - 700 West Georgia Street PO Box 10023, Pacific Centre Vancouver, BC V7Y 1A1 +1 604 683 3111 cushmanwakefield.ca

FOR LEASE | 4,401 SF WAREHOUSE SPACE **1360 NAPIER STREET**

CUSHMAN & WAKEFIELD

VANCOUVER, BC





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

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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

AVAILABLE January 1, 2025 **BASE RENT** Contact listing agents

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



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

SYDNEY OSLUND

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