

**AVISON  
YOUNG**



**FOR LEASE**

**3642 COMMERCIAL STREET**

**VANCOUVER, BC**

Partnership. Performance.

11,500 SF Freestanding Distribution/Manufacturing Facility Located in East Vancouver

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COMPANIES**

Platinum member

# PROPERTY DETAILS

## Building Size (approximate)

Mezzanine Area	2,000 sf
Main Floor Office	2,000 sf
Warehouse	7,500 sf
<b>Total</b>	<b>11,500 sf</b>

## Site Size

12,479 sf (0.286 acres)

## Zoning

MC-1 (Industrial Cedar Cottage)

## Asking Lease Rate

\$14.00 psf, per annum (net)

## Additional Rent

\$6.35 psf (2018 estimate)

## Availability

January 2019

## Term

5 Years

## 3642 COMMERCIAL STREET

VANCOUVER, BC

## LOCATION

The property is located on the southeast corner of Commercial Street and Stainsbury Avenue, three (3) blocks west of Victoria Drive. Easily accessible by regular bus service along Victoria Drive and Kingsway, and a short distance from both the Nanaimo and Commercial/Broadway SkyTrain stations.

## BUILDING FEATURES

- Mix of office on two levels and warehouse space
- One (1) grade level loading door (11'4" height x 12'8" width)
- 17' clear ceiling height
- 3-phase power (600 amp, 120/208 volt, 4-wire)
- Efficient column spacing (21'3" x 29'9")
- Significant floor load capacity
- Forced air heaters
- Ceiling fans
- Two (2) washrooms
- Kitchen
- Ample parking at rear of building



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A portion of the team's fees are donated to Foundry on an annual basis. Foundry is a provincial network of youth centres. For more information, visit [foundrybc.ca](http://foundrybc.ca)