



FOR LEASE OFFICE/WAREHOUSE

112 - 418 EAST KENT AVENUE SOUTH, VANCOUVER, B.C.



LOCATION: Foreshore Business Park is primely located in South Vancouver. The property is located between Main Street and Fraser Street with direct frontage on the Fraser River. The property is ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

TRAVEL	Downtown Vancouver	15 minutes
DISTANCES:	Vancouver International Airport	5 minutes
	U.S. Border	30 minutes

ZONING: I-2 light industrial providing for a broad range of distribution, service and light industrial uses.

UNIT AREA:	Main Floor Warehouse:	1,183 square feet
	Second Floor Office/Storage:	<u>575</u> square feet
	Total:	1,758 square feet

UNIT FEATURES:	<u>Second Floor Office</u>	<u>Main Floor Warehouse</u>
	<ul style="list-style-type: none"> - Two (2) private offices - Open showroom & reception area - T-bar ceiling with fluorescent lighting - Opening windows 	<ul style="list-style-type: none"> - Three phase power (100 amp) - One (1) washroom - 10'-19' ft. clear ceiling heights - Overhead natural gas unit heater - 9' x 9' grade level loading door

LEASE RATE: \$16.00* per sq. ft. plus GST (or) \$2,344.00* per month plus GST

OPERATING COSTS & TAXES: \$5.02 per sq. ft. plus GST or \$735.43 plus GST per month

Note: **Landlord to retain small locked storage room on main floor, which has not been included in the square feet.*

For Further Information, Please Contact:

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