



FOR SUB-LEASE
SOUTHBRIDGE BUSINESS PARK
#105 - 358 EAST KENT AVE, VANCOUVER, B.C.



LOCATION: Southbridge Business Park is ideally located on the edge of the Fraser River between Knight Street & Oak Street Bridges. Access to Downtown Vancouver is extremely efficient via, Fraser, Main or Cambie Streets. Vancouver International Airport and Richmond are directly accessible via the Arthur Lang and Oak Street bridges and all points east are easily accessed by Marine Drive and Marine Way.

ZONING: M-2: allowing for a wide range of light industrial uses.

AREA: Warehouse: 2,400 sq. ft.
Mezzanine 680 sq. ft.
TOTAL 3,080 sq. ft.

FEATURES:

- 18' clear ceiling heights
- Rear / Dock Level Loading
- 30' (width) x 100' (length) bay size
- HVAC in front office area
- Walk-In Freezer/ Cooler (can be purchased)
- Fully Sprinklered
- T-Bar Ceiling in offices

PARKING: Three (3) parking stalls plus loading bay

LEASE RATE: \$12.00 per sq. ft. plus GST (or) \$3,080.00 per month plus GST

OPERATING COSTS & TAXES: \$5.50 per sq. ft. plus GST (or) \$1,411.67 per month plus GST

FOR FURTHER INFORMATION PLEASE CONTACT
DAVE HALL RE/MAX CENTRAL
Telephone: (604) 718-7309 Fax: (604) 718-7307
E-Mail: dave@davieshall.ca * Website: www.davieshall.ca

