



## FOR LEASE

FORESHORE BUSINESS PARK

**#102B - 418 EAST KENT AVENUE SOUTH, VANCOUVER, BC**



**LOCATION:**

*Foreshore Business Park* is primely located in South Vancouver. The property is located between Main Street and Fraser Street on Kent Avenue South ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

**TRAVEL  
DISTANCES:**

|                                 |            |
|---------------------------------|------------|
| Downtown Vancouver              | 20 minutes |
| Vancouver International Airport | 5 minutes  |
| U.S. Border                     | 30 minutes |

**ZONING:**

M-2 Providing for a broad range of uses.

**UNIT AREA:**

|                            |                    |
|----------------------------|--------------------|
| Main Floor Warehouse Area: | 2,281 sq. ft.      |
| Main Floor Office Area:    | <u>100 sq. ft.</u> |
| Total Area:                | 2,381 sq. ft.      |

**FEATURES:**

- 19' clear ceiling heights throughout warehouse area
- Two (2) 10' x 10' grade level loading doors
- 3 phase 100 amp electrical services
- Two (2) overhead gas unit heaters
- One (1) private office
- One (1) handicap accessible washroom

**PARKING:**

Three (3) parking stalls in front of unit including the two loading door areas

**LEASE RATE:**

\$17.00 per sq. ft. plus GST (or) \$3,373.08 per month plus GST

**OPERATING COSTS**

**& PROPERTY TAXES:** \$5.29\* per sq. ft. plus GST (or) \$1,049.62\* per month plus GST  
\*excluding heat & light

**AVAILABLE:**

Immediately

**For Further Information, Please Contact:**

**PETER HALL PREC\* / BRADEN HALL / STEVE HALL - RE/MAX CENTRAL**

\*Personal Real Estate Corporation

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