



FOR LEASE

FORESHORE BUSINESS PARK

#121 - 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 DISTANCES:	Downtown Vancouver	15 minutes
	Vancouver International Airport	5 minutes
	U.S. Border	30 minutes

UNIT AREA:	Office:	100 sq. ft.
	Warehouse:	<u>1,100 sq. ft.</u>
	Total:	1,200 sq. ft.

ZONING: M-2 Providing for a broad range of Light Industrial uses.

- FEATURES:**
- 19' ceiling heights
 - Grade level loading
 - Three (3) phase power (100 amp)
 - Sealed warehouse floor
 - Painted warehouse walls
 - One (1) washroom
 - Three (3) windows in rear tilt-up panel for natural light

PARKING: Three (3) parking stalls in front of unit including loading door

LEASE RATE: \$23.00 per sq. ft. plus G.S.T. (or) \$2,300.00 per month plus G.S.T.

OPERATING COSTS & PROPERTY TAXES: \$8.66 per sq. ft. plus G.S.T. (or) \$866.00 per month plus G.S.T.

AVAILABLE: November 1, 2022

For Further Information, Please Contact:
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