



14 97 ADANAC STREET

Vancouver, British Columbia

FOR LEASE

STAND-ALONE INDUSTRIAL
BUILDING WITH DOCK LOADING





LOCATION

The property is located on the corner of Adanac Street and McLean Drive, with Woodland Park at its door. This area is home to numerous craft breweries and coffee shops and is quickly becoming one of the most desirable business districts in the City of Vancouver.

Clark Drive is just one block to the west, and Hastings Street is just to the North. This central location is just minutes from Downtown Vancouver with excellent transit and cycling opportunities.

87



very walkable
Most errands can be accomplished on foot

91



biker's paradise
Daily errands can be accomplished on a bike

73



excellent transit
Transit is convenient for most trips

14
97 ADANAC
STREET

	Civic Address	1497 Adanac Street, Vancouver, B.C.
	PID	015-306-062
	Building Size	12,500 SF
	Lot Size	16,993 SF
	Lot Dimensions	140 feet x 122 feet
	Zoning	I-2 Industrial
	OCP	Grandview-Woodland (Clark Industrial)
	Year Built	1965
	Ceiling Height	17' 6"
	Possession	November 1, 2022
	Net Lease Rate	\$28.00 per SF
	Additional Rent	\$9.50 per SF

PROPERTY HIGHLIGHTS



5 Min to Downtown



5 Min to Highway 1



Corner Property



Park Views



Heavy Power



Two (2) Dock Doors



Fourteen (14) Parking Stalls





Baktash Kasraei, SIOR
 Vice President
 +1 604 998 6016
 baktash.kasraei@jll.com

Kevin Douglas
 Senior Vice President
 +1 604 998 6142
 kevin.douglas@jll.com



jll.ca
 510 West Georgia Street, Suite 2150
 Vancouver, BC V6B 0M3
 Jones Lang LaSalle Real Estate Services, Inc.

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