



2040 Clark Drive

Vancouver, BC

FOR LEASE

2,000 sf of Warehouse and Office
Space with Dock Loading

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2040 CLARK DRIVE VANCOUVER, BC



PROPERTY HIGHLIGHTS



13’ Clear ceiling height



One (1) dock door



3-phase, 240 volt, 200 amp



Spacious rear loading area



Office/showroom space



High exposure loction

Location

This area is home to many service-oriented businesses, wholesaling, showroom, and light manufacturing operations. This location offers excellent access to Downtown Vancouver and other major arterial routes.



Zoning:
I2 (Medium Impact Industrial)
The intent of this zoning district is to provide for industrial uses, independent office uses and specified limited retail uses



Basic Rent: \$20.00 PSF
Additional Rent: \$12.49 PSF (2023 est.)

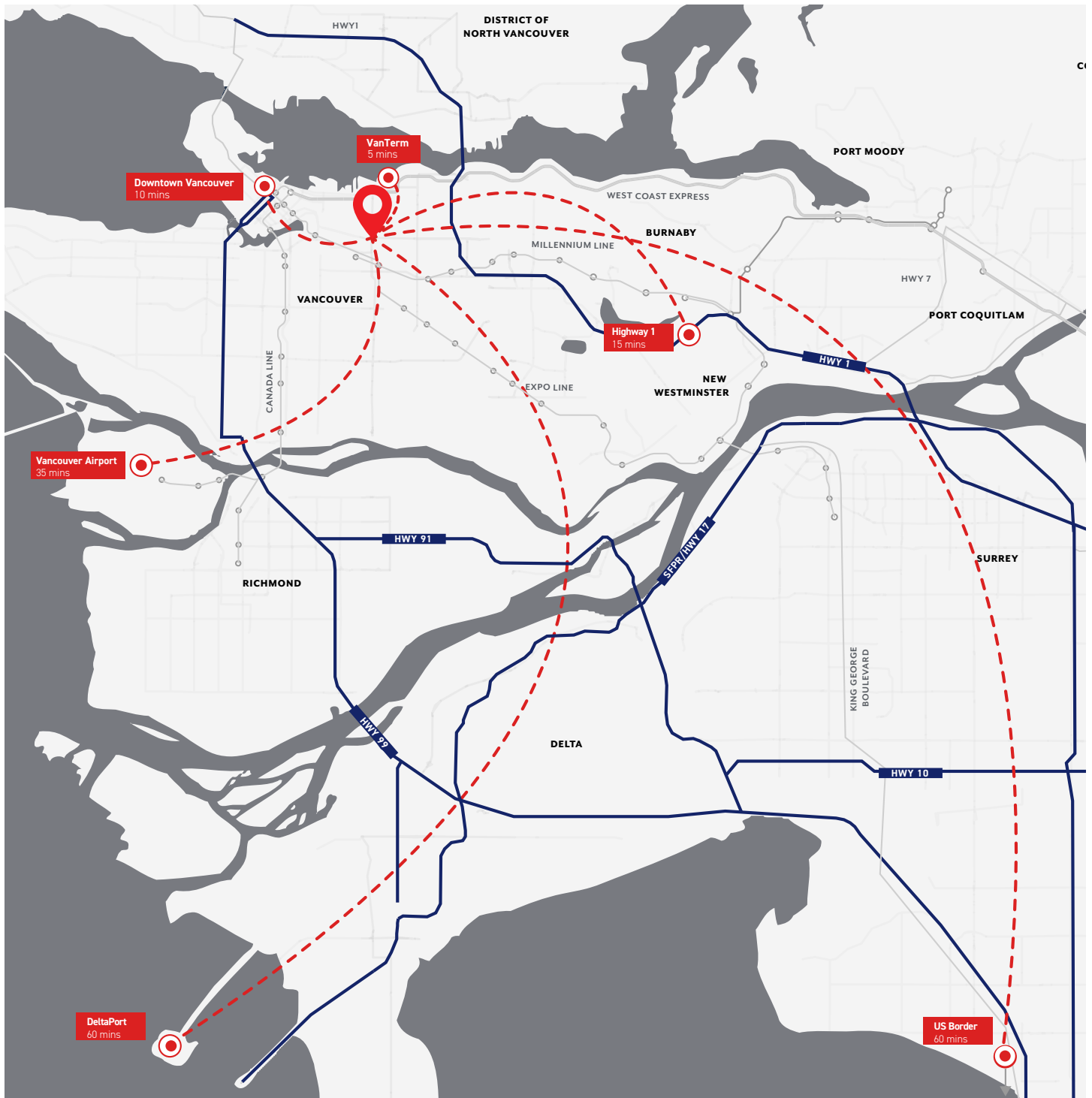


Availability:
Immediate



Rare opportunity to lease an industrial unit with dock loading in Vancouver.





Contact

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