



Rate Reduction




For
Lease


**2,500 SF Office/Warehouse
space with dock loading**

#104-8410 Ontario Street
Vancouver, BC


PROPERTY HIGHLIGHTS




16' Clear ceiling height



One (1) dock loading door



Three (3) parking stalls



Gas fired heater

ZONING

I-2 (Industrial)
Allows for a wide variety of uses including warehousing, manufacturing, wholesaling, assembly and service-related uses.

BUILDING AREA

| | |
|-----------|----------|
| Warehouse | 2,000 SF |
| Office | 500 SF |
| Total | 2,500 SF |

*All measurements are approximate and should be verified by tenant.



ASKING LEASE RATE:
\$19.00 PSF



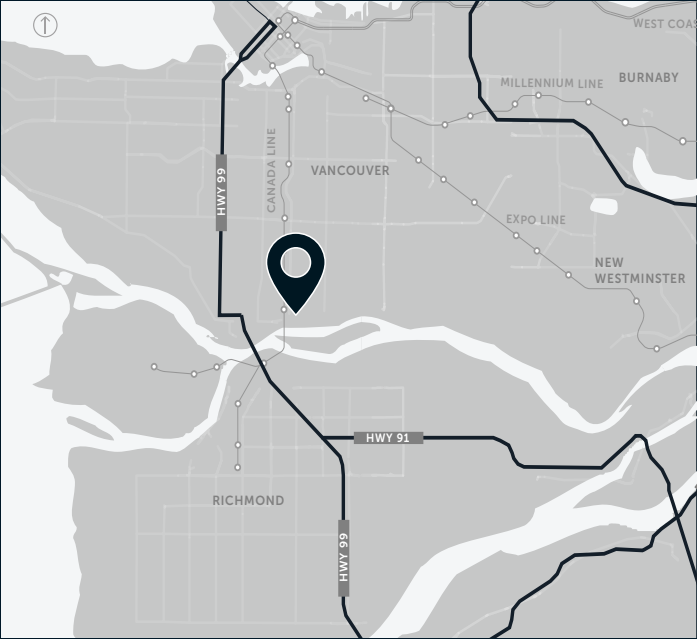
ADDITIONAL RENT:
\$8.25 PSF



AVAILABILITY:
Immediately

LOCATION

The Subject Property is conveniently located in the developing commercial area of South Vancouver just south of Marine Drive and in between Main Street and Cambie Street. The South Vancouver market is a highly sought after area and is home to numerous multi-national and national corporations due to its close proximity to YVR Airport, Downtown Vancouver and quick access to all major highways via Knight Street. The area is well serviced by public transit and offers close proximity to the Canada Line Skytrain.





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