

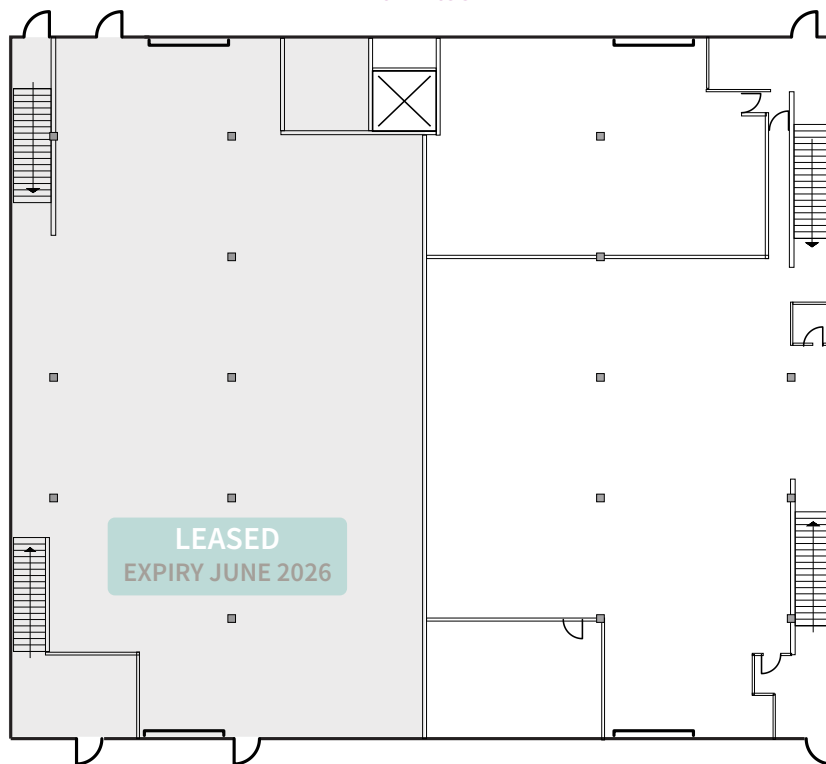
FOR
SALE OR LEASE



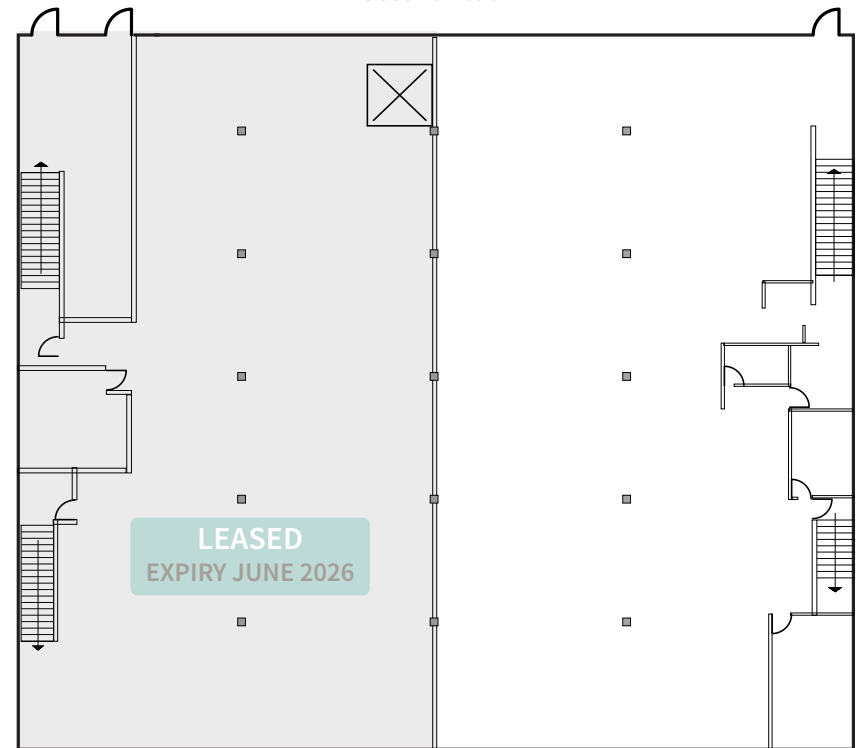
22,022 SF Freestanding Building on 0.37 acres
11,117 Updated Warehouse & Office Space

1515 Franklin Street, Vancouver, BC

Main Floor



Second Floor



A unique opportunity to purchase a 22,022 SF industrial building in East Vancouver. Half of the building, namely 11,117 SF is vacant and has been recently updated for a new occupier, while the balance of the building is occupied by Western Marine until June 30th, 2026. The building is 2-levels connected with a freight elevator, features multiple grade level loading doors, and ample on-site secure parking at the rear. This is an ideal opportunity for a flex industrial/retail owner to occupy the building, while collecting operating income from the neighbouring tenant.

AVAILABLE AREA:

Building Area	22,022 SF
Site Size	115.5' W x 140' D 16,170 SF

**ZONING**

M-2 (Industrial) allowing for a variety of manufacturing, storage warehouse, wholesale, retail, and service uses.

**AVAILABILITY**

Immediately

**ASKING LEASE RATE**

Contact listing agents

**SALE PRICE**

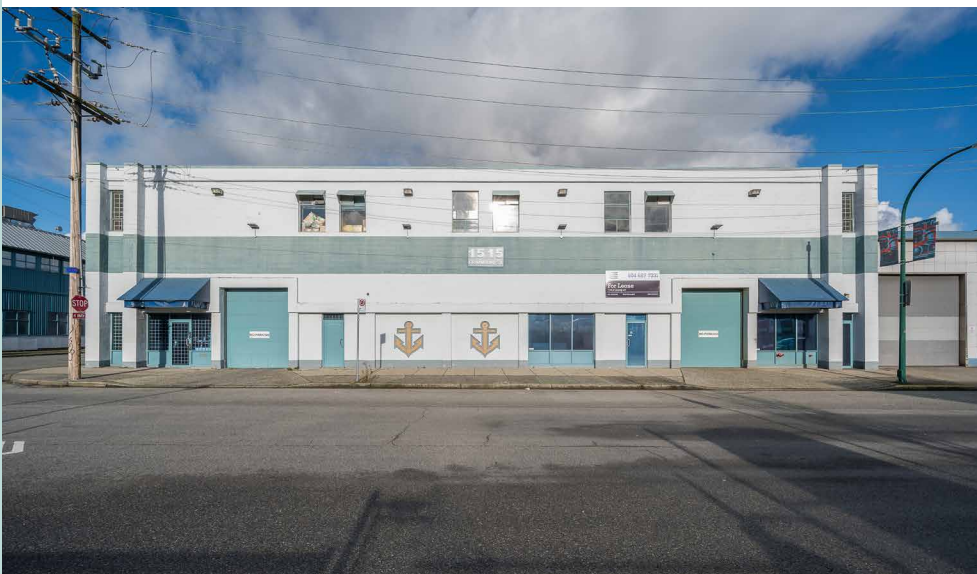
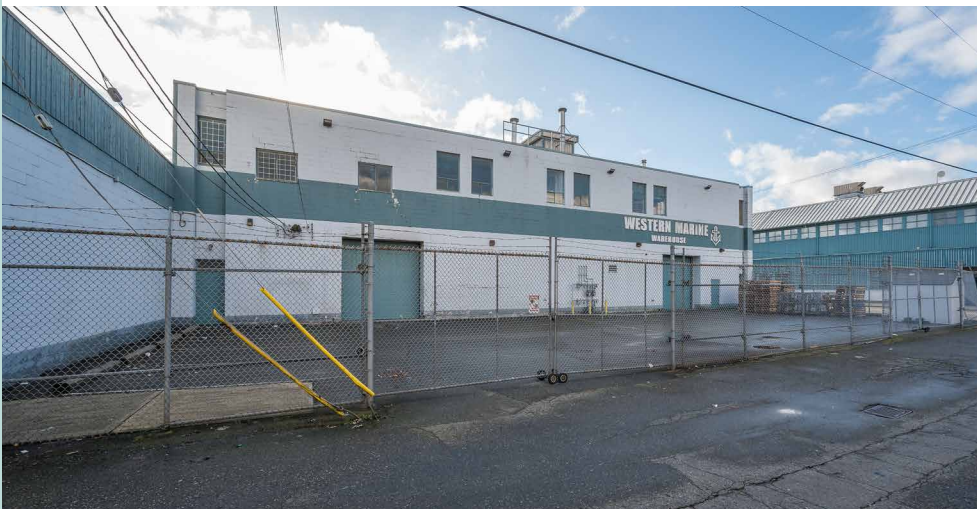
\$11,560,000

**ADDITIONAL RENT**

\$7.83 PSF

**LEASING OPPORTUNITY**

11,117 SF



Property Details



CEILING HEIGHT

13' on ground floor
10' on second floor



HEATERS

Forced air unit heaters
on both floors



LOADING

Four (4) grade level
loading doors:
Two (2) 12' W x 12' H at rear
Two (2) 10' W x 12' H along Franklin St



POWER

Heavy 3-phase
400 amps, 600 volts



ELEVATOR

Freight elevator service
to second floor
2,000 lbs. capacity



FLOOR LOAD

Heavy floor load capacity:
300 lbs/sf on ground floor
125 lbs/sf on second floor



SPRINKLERS

Fully sprinklered



PARKING

Ample parking stalls
included in secure gated area



SIGNAGE

Exterior signage
opportunities



YARD

Parking/yard
area at rear



WASHROOM

Washrooms on
both floors

Location

The property is located on the northeast corner of Franklin Street and McLean Drive, between East Hastings Street and Powell Street. This vibrant neighbourhood offers excellent access to Downtown Vancouver, the Broadway Corridor, the Trans-Canada Highway and The Port of Vancouver. The property is also easily accessible by regular bus service.



Contact



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