

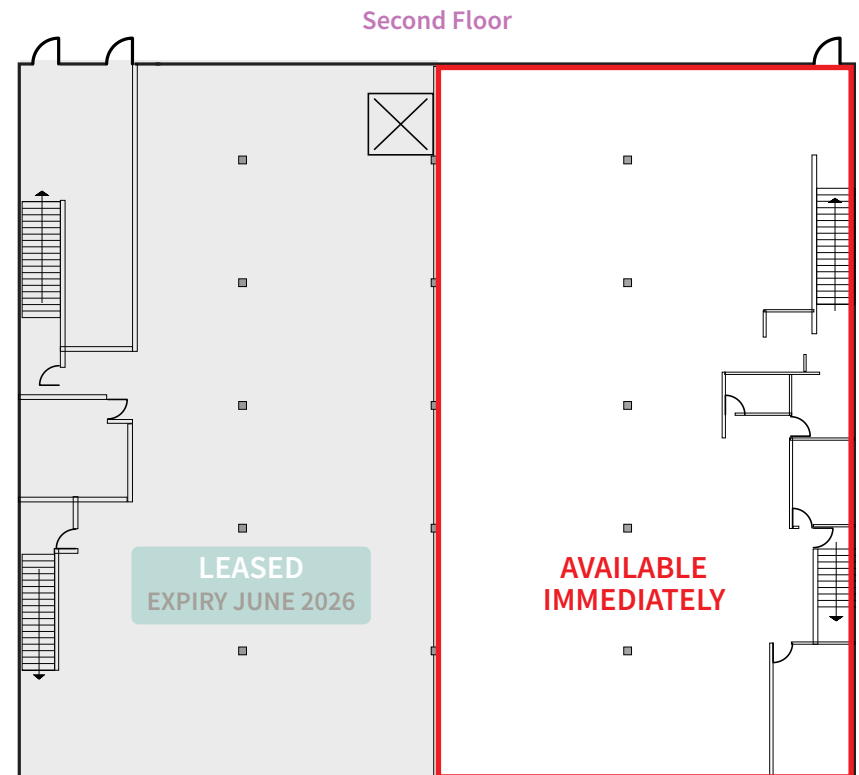
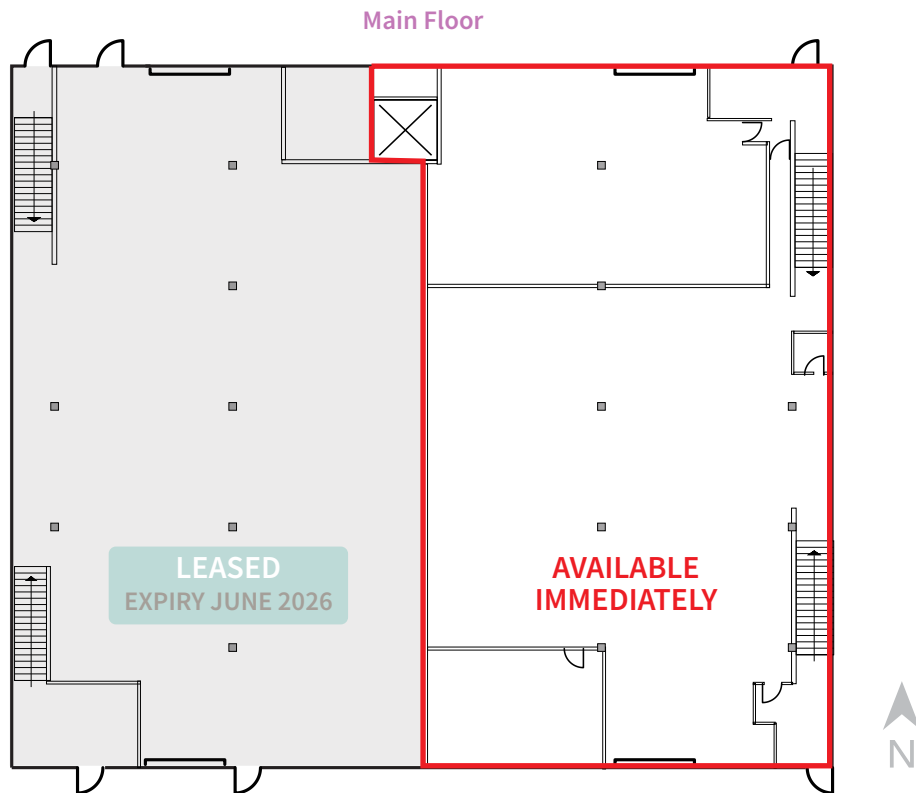
FOR SALE



REDUCED PRICE

22,232 SF Freestanding Building on 0.37 acres

1515 Franklin Street, Vancouver, BC



A unique opportunity to purchase a 22,232 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	22,232 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

11,115 Updated Warehouse & Office Space Available Immediately



SALE PRICE

~~\$11,560,000~~
\$9,200,000



Property Details



CEILING HEIGHT

13' on ground floor
10' on second floor



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



FLOOR LOAD

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



PARKING

Ample parking stalls included in secure gated area



YARD

Parking/yard area at rear



HEATERS

Forced air unit heaters on both floors



POWER

Heavy 3-phase
400 amps, 600 volts



ELEVATOR

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



SPRINKLERS

Fully sprinklered



SIGNAGE

Exterior signage opportunities

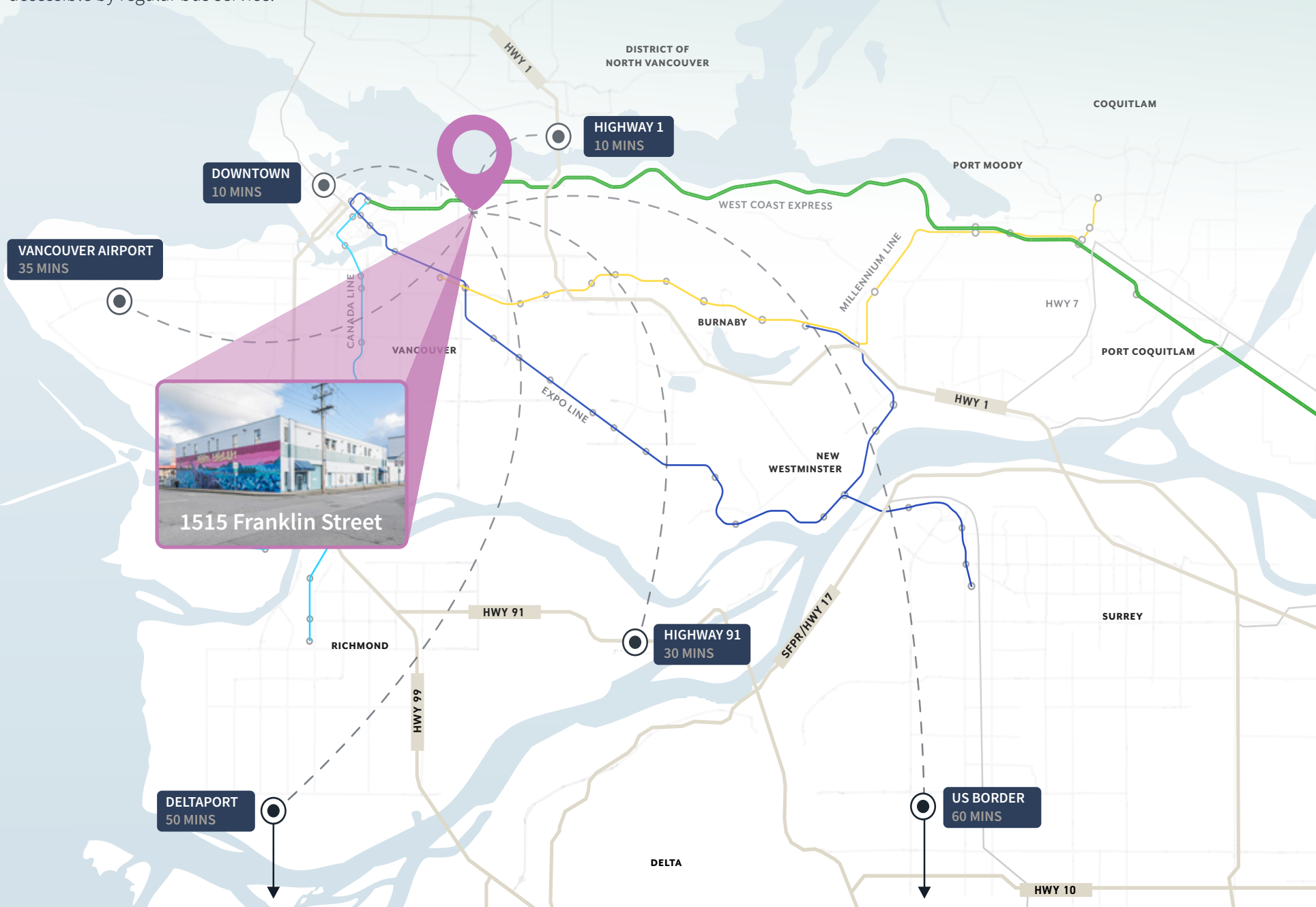


WASHROOM

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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