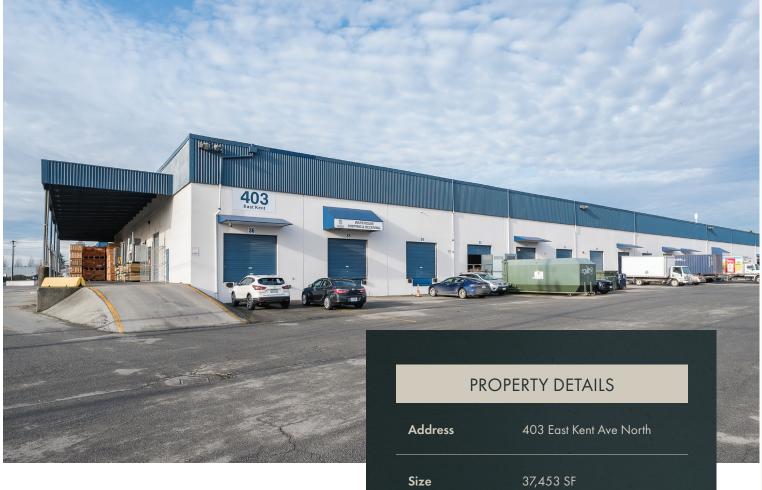
403

East Kent Avenue North

VANCOUVER, BC FOR SUBLEASE - UNIT 15







OVERVIEW

Marine Drive Industrial Centre consists of 4 buildings totaling over 420,000 SF and is centrally located in South Vancouver. The property provides easy access to major transportation routes including Marine Drive, Knight Street and Oak Street Bridges, which connect to Highways 91 and 99. It also provides quick access to the Vancouver International Airport via Arthur Laing Bridge and to Downtown Vancouver via Cambie and Main Streets.



I-2: Allows for a wide range Zoning of industrial uses Lease Rate **Contact Listing Agents** \$8.52 PSF (2025) **Additional Rent** Sublease Term February 27, 2029 **Availability Contact Listing Agents** Efficient warehouse/distribution with existing office improvements Ability to demised to a smaller size After hours & weekend security patrols Convenient bus route link to Marine Gateway Sky Train ☆ Professionally managed by Morguard

Building Features



LOADING

Seven (7) dock doors



SPRINKLERS

Fully sprinklered



TEMPERATURE SYSTEMS

Gas Forced Air in the warehouse. HVAC in the office



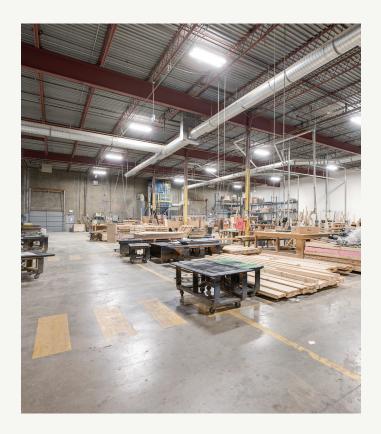
CEILING HEIGHT

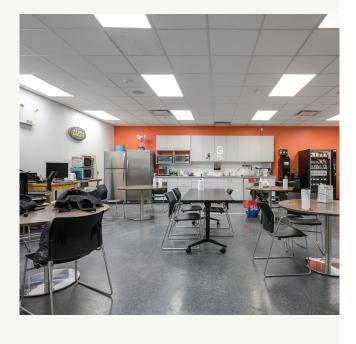
23' clear

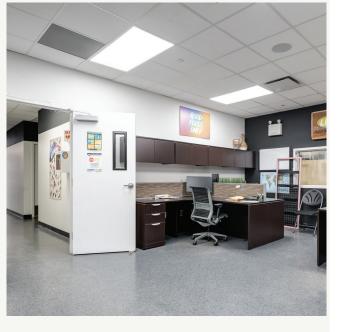


POWER

500 A/600 V/3-phase











NEIGHBOURHOOD

Canadian Tire

6 McArthurGlen Designer Outlet

2 Starbucks

Vancouver
International Airport

3 Costco Wholesale

8 Fraserview Golf Course

4 Aberdeen Centre

Marshalls

5 Lansdowne Centre

10 Langara Golf Course

DRIVE TIME

10 Minutes

Vancouver int'l. Airport

Downtown Vancouver

30 Minutes

Deltaport

40 Minutes

25 Minutes

US Customs and Border

HWY 10



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