

**AVISON
YOUNG**

For Lease

**3605 Grandview Highway
Vancouver, BC**



42,336 sf freestanding production/
warehouse & office facility with prime
exposure to Grandview Highway

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Property details

AVAILABLE AREA

Second floor	4,760 sf
Main level	18,788 sf
Lower level	18,788 sf
Total area	42,336 sf

LEASE RATE

Contact listing agents

AVAILABILITY

Immediate

ZONING

I-2 Light Industrial permits a wide range of industrial uses including, but not limited to manufacturing, storage, distribution, and wholesale.

Opportunity

Avison Young presents an exclusive opportunity to lease a 42,336 sf freestanding production/warehouse and office building with prime exposure to Grandview Highway.

Location

Located on the north side of Grandview Highway, just west of Boundary Road, the property is situated less than two blocks from the Highway 1 (Trans-Canada Highway) entrance, providing easy access to all areas of Metro Vancouver and the Fraser Valley. This premium, amenity-rich location features convenient access to transit and is walking distance to several restaurants, retailers and services, including Walmart, Canadian Tire, Starbucks and Boston Pizza.

Key features

-  Outstanding exposure to Grandview Highway
-  Walkable, amenity-rich area
-  Abundant parking (57 stalls plus loading areas)
-  Walking distance to Rupert SkyTrain Station

Building highlights

Production/warehouse

- 10' - 12' ceiling height
- Dock and grade level loading
- Sprinklered throughout

Second floor office

- Elevator access
- Air-conditioned
- Double height atrium
- Ample glazing
- Mix of private offices and meeting rooms
- Views of the North Shore mountains



Contact us for more information

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