

**FOR SALE OR
FOR LEASE**

**Brand New
Flex Industrial
Unit**

#160 – 951 E Kent Avenue N
Vancouver, BC

—
Located in IntraUrban Kent – South Vancouver's
Premier Industrial Strata Development



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

member of
CORFAC
INTERNATIONAL

OPPORTUNITY

An exceptional opportunity to own or lease a newly constructed flex-industrial strata unit in the highly regarded IntraUrban Kent development by PC Urban. Completed in October 2023, this modern unit offers outstanding functionality, build quality, and accessibility in the heart of South Vancouver. Ideal for a wide range of industrial and commercial users including light manufacturing, warehousing, distribution, or showroom/office operations.

AVAILABILITY & TERMS

- Possession: Immediate
- Sale Price: Contact for pricing
- Lease Rate: Contact for base rent & additional rent details



PROPERTY HIGHLIGHTS

ZONING

I-2 (Light Industrial) – allows a variety of uses, contact agents for detailed zoning document

SIZE

- Main Floor: 1,904 SF + Mezzanine: 829 SF
- **Total: 2,733 SF**

CEILING HEIGHT

Ceiling Height: 26’ clear in warehouse

LOADING

One (1) 10’W x 12’H motorized grade-level loading door

POWER

3-Phase, 200 Amp, 120/208 Volt service

SPRINKLERS

ESFR fire suppression system

HVAC

Fully installed in mezzanine office

LIGHTING

Natural light via skylight + high-efficiency fixtures

FLOOR LOAD CAPACITY

- Main Floor: 300 lbs/sf
- Mezzanine: 100 lbs/sf

WASHROOM

Finished, handicap accessible on main floor

PARKING

Two (2) assigned parking stalls + loading bay

EV-READY

Conduit installed to one stall

SIGNAGE

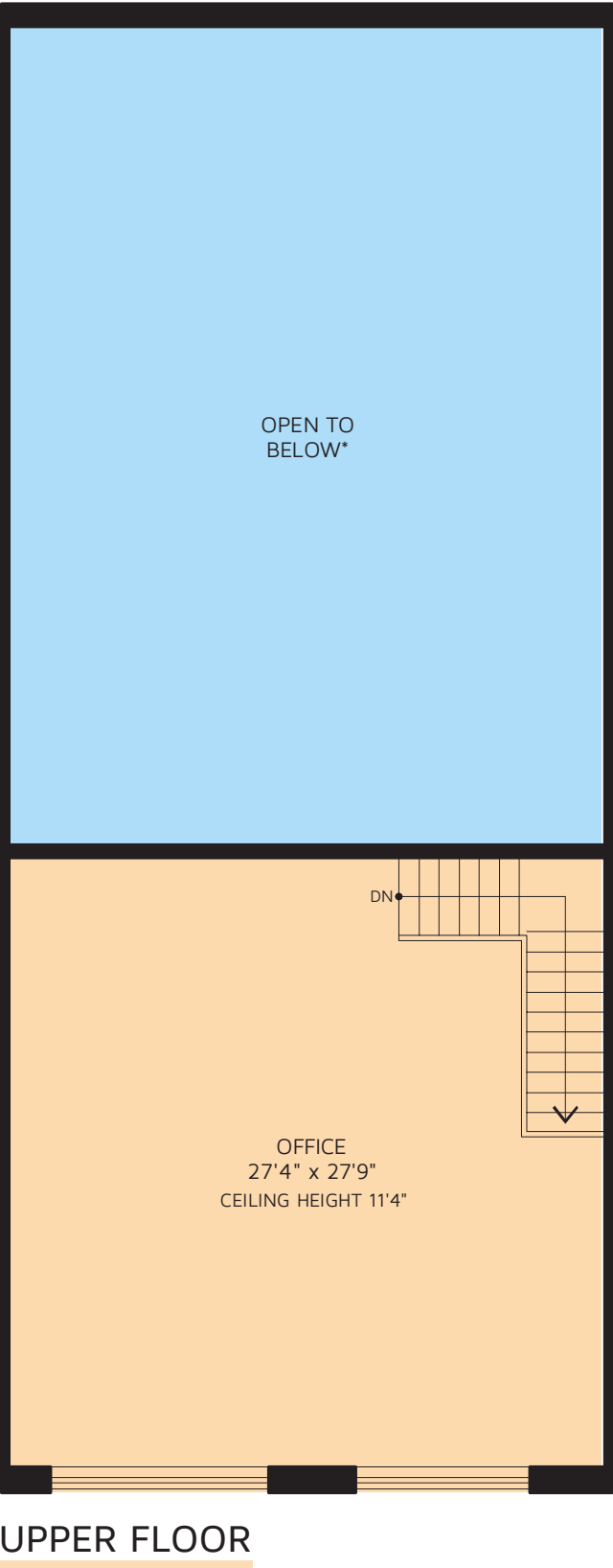
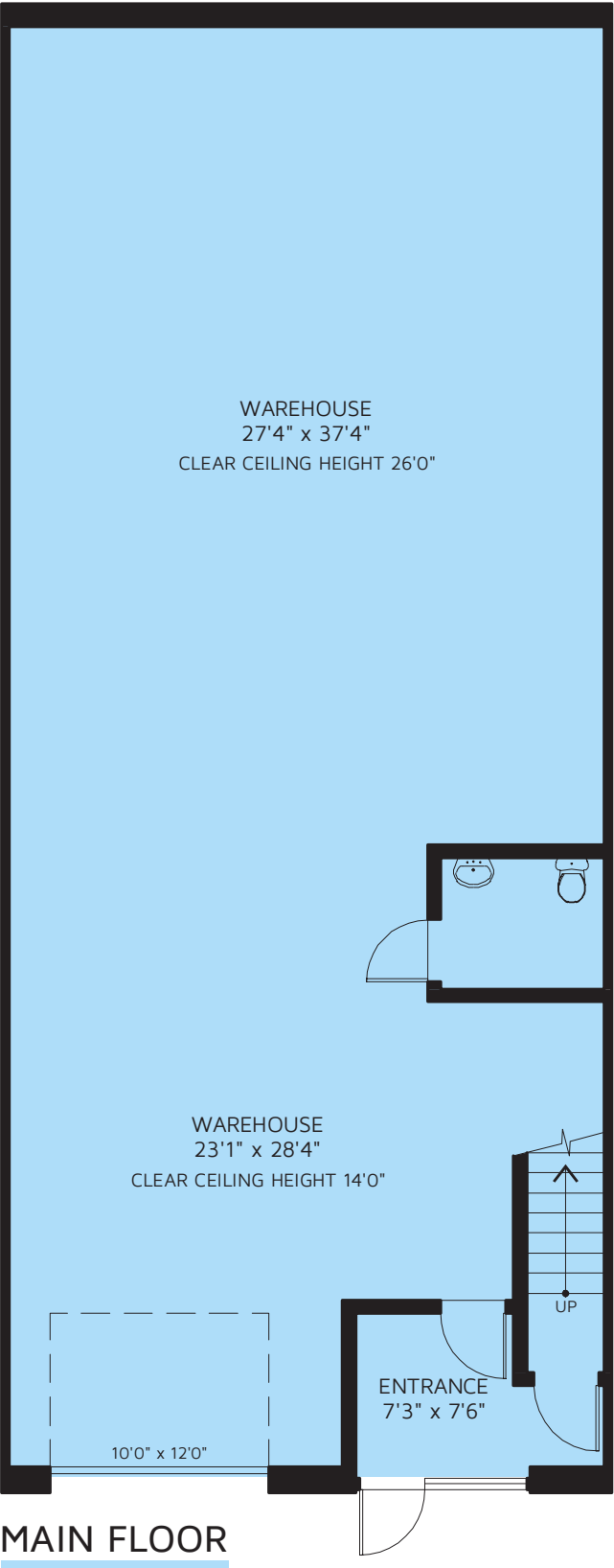
Exterior signage opportunity

SHARED AMENITIES

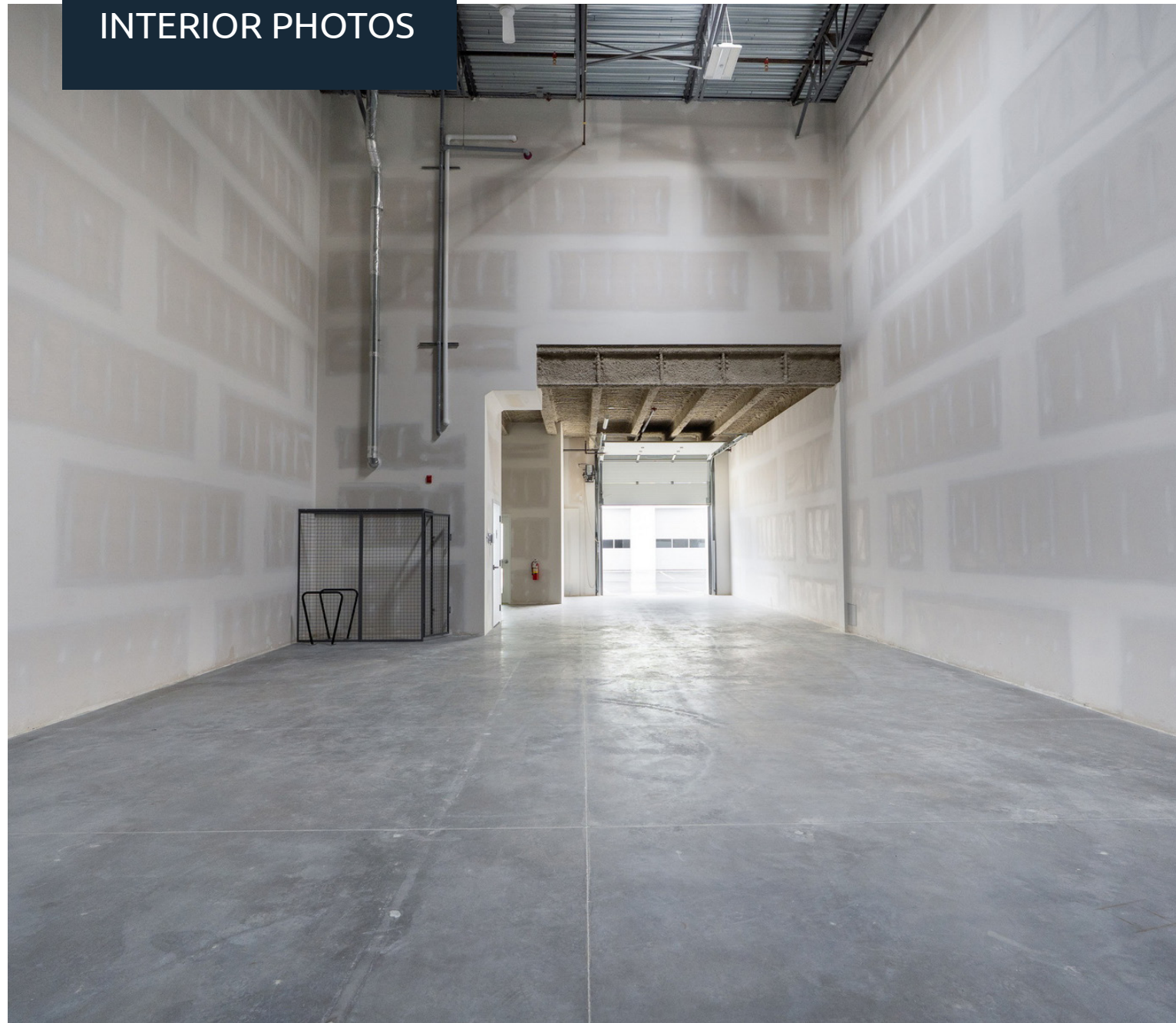
End-of-trip facilities (showers, lockers, secure bicycle storage)

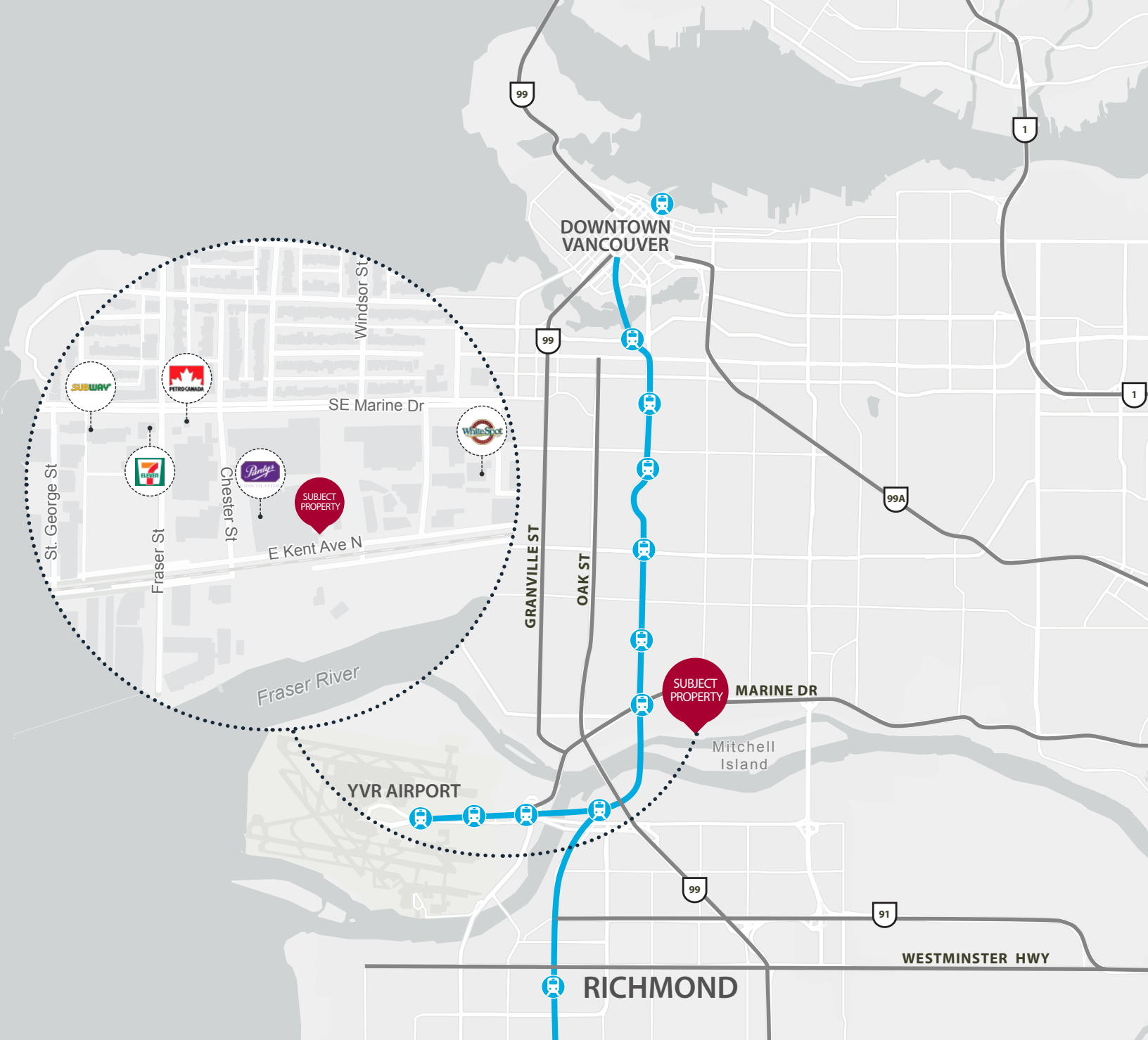
FLOOR PLAN

160 - 951 KENT AVENUE NORTH E, VANCOUVER, V5X 0K6



INTERIOR PHOTOS





Travel Times

Marine Drive Station

6min

YVR Airport

11min

Highway 99

10min

Downtown Vancouver

22min

Burnaby

20min

Richmond

15min

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COMMERCIAL

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