

950 Powell St.

Unit 109

950 Powell Street, Vancouver

2,952 SF

**Industrial Space
For Lease**

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Colliers

Accelerating success.

Opportunity

Opportunity to lease industrial warehouse space within Vancouver’s Strathcona neighbourhood. Unit 109 at 950 Powell Street, Vancouver offer convenient access to Vancouver’s business district and the Downtown core, port facilities and major transportation routes, as well as signage exposure to the busy Powell Street corridor.

Civic Address 102 & 109 - 950 Powell Street, Vancouver

Zoning M-2 General Industrial
Permitting a wide variety of warehouse, manufacturing, distribution, office related uses and some service uses.

Lease Rate \$14.75 per SF

Additional Rent \$7.17 per SF (2025 estimate)

Area Breakdown*	Office	640 SF
	Warehouse	2,312 SF
	Total	2,952 SF

Availability Immediate

**All measurements are approximate and to be verified by the tenant.*



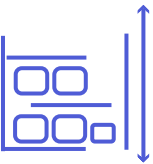
Highlights



One (1) large grade loading door



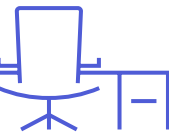
3-phase power



18’ clear ceiling height



Gas fired heating



Small front office/reception





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