

# FOR LEASE

876 Cordova Street, Vancouver  
15,856 SQF

**WORK. CONNECT. GROW.**  
RIGHT HERE IN VANCOUVER



## ABOUT PROPERTY

876 East Cordova St. offers a rare industrial opportunity in Vancouver's core, featuring a 15,856 SF single-story building with 12' clear height and an additional 16,000 SF secured yard. The property is designed for efficiency with grade-level loading, direct truck access, and a dedicated office area integrated into operations. Its large footprint with flexible yard space supports storage, loading, staging, and outdoor activities, while M-2 zoning ensures compatibility for a wide range of uses including warehousing, distribution, production, and mixed industrial operations.

**Schedule a tour today and see how your business fits at 876 Cordova St.!**

## PROPERTY DETAILS

**Land Size:** 15,856 sq.ft.

**Yard available:** 16,000 sq.ft.

**Zoning:** M-2 Industrial District

**Parking:** Available

**Lease Rate:** Contact Agent

**Operating Costs:** Contact Agent

**CUSTOM**   
Realty Ltd.

**JOLENE FOREMAN**

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## UNIT FEATURES

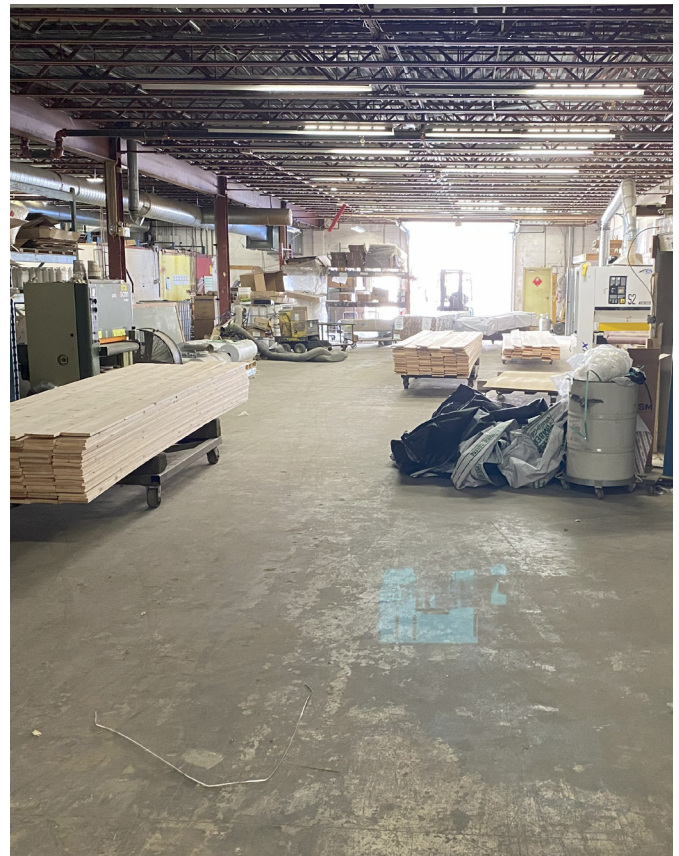
- Dedicated office area integrated with operation
- Secured yard for truck access and maneuvering
- Large industrial footprint + yard space, allows tenants to carry out storage, loading, staging or outdoor operations with flexibility.
- Wide range of permitted uses under M-2 zoning
- Ample yard space suitable for large vehicle access and outdoor operations.
- Well-located in East Vancouver with proximity to Port of Vancouver, downtown core, and major arterial routes
- Property has a turn-key office component to support administrative functions.
- Exposure to high daily traffic volumes for signage and branding.

## FOR LEASE

### SINGLE TENANCY OCCUPANCY

- 15,856 Square Foot
- Single-story building with 12' clear height.
- 16,000 sq ft. Yard \*

**Term length: Flexible.**  
**M-2 zoning flexibility.**



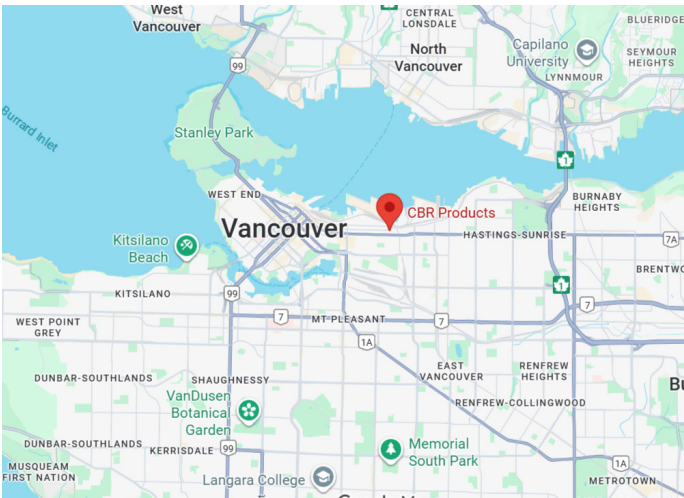
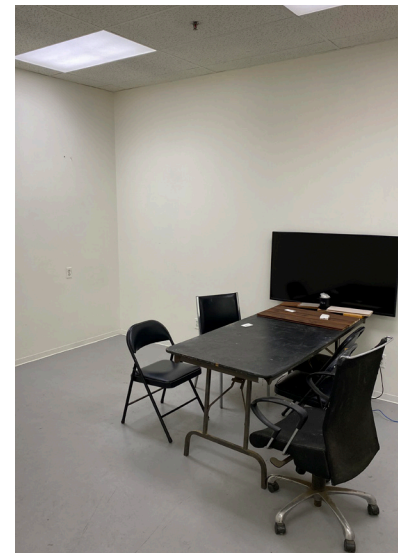
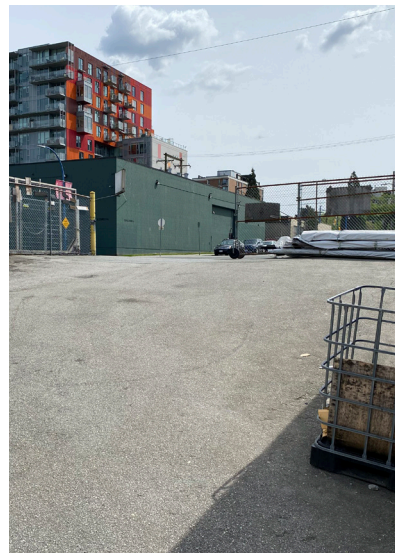
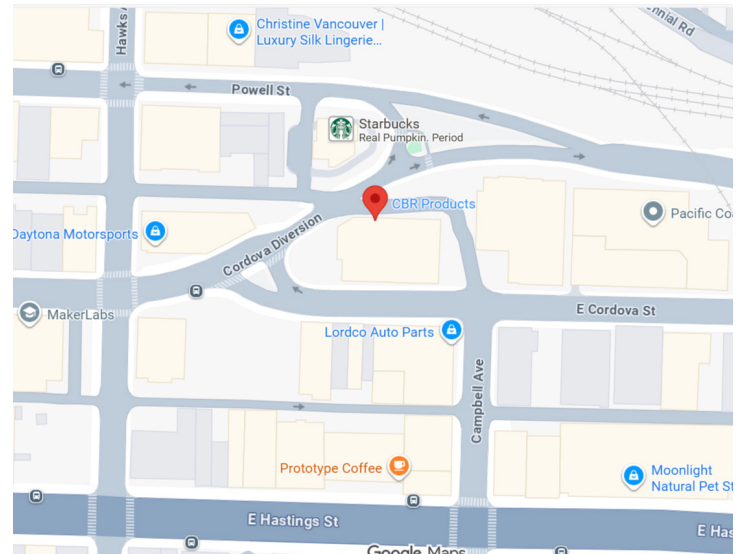
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## OUTRIGHT USES UNDER ZONING M2

- Warehousing & Distribution
- Construction & Building Supplies
- Light Manufacturing
- Repair Shops & Workshops
- Transportation & Automotive

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