



FOR LEASE

Southbridge Business Park

350 East Kent Avenue South, Vancouver BC

Opportunities available in a professionally managed and excellently maintained business park in South Vancouver.

- Close proximity to YVR, Downtown Vancouver, and all major highway via Knight Street
- Conveniently located in the mature and sought-after commercial area of South Vancouver, just south of Marine Drive
- Dock loading to each unit



Accelerating success.

Matt Smith
Senior Vice President

Personal Real Estate Corporation
+1 604 661 0835
matt.smith@colliers.com

Jack Hall
Associate

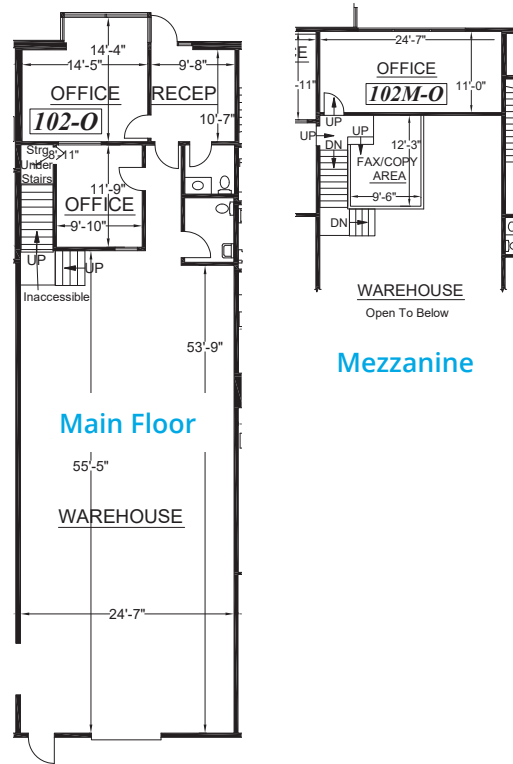
+1 604 661 0896
jack.hall@colliers.com

Current Availability

Unit 102 - 350 East Kent Avenue

Warehouse	1,505 SF
Main Floor Office	544 SF
Mezzanine	444 SF
Total	2,493 SF
Available	Immediately
Features	Dock loading 18' clear ceiling

Floor Plan



Highlights

- Professionally managed and owned by Wesgroup
- 1 dock loading door per unit
- 18' clear ceiling heights
- Gas fired heaters
- 3-phase electrical power
- Private offices
- Open plan office space on the second floor
- Kitchen and lunchroom
- Flexible occupancy dates and sizes



Opportunity

To lease industrial space in the professionally managed and maintained Southbridge Business Park in South Vancouver.

Location

Southbridge Business Park is located in the commercial area of South Vancouver on the edge of the Fraser River. The Park is just south of Marine Drive and is in-between Main Street and Fraser Street. The South Vancouver market is a highly sought after area and is home to numerous multi-national and national corporations thanks to its close proximity to YVR Airport, Downtown Vancouver and quick access to Richmond and all major highways via Knight Street. The area is well serviced by public transit and offers close proximity to the Canada Line Skytrain line.



Zoning

M2 - General Industrial District permitting a wide range of industrial uses including manufacturing, warehousing, wholesaling, distribution, assembly, and related office functions.

Basic Lease Rate

\$25.00 per square foot net, per annum

Operating Costs & Taxes (2023 Estimate)

\$7.28 per square foot, per annum plus management fee



wesgroup

Southbridge Business Park, Vancouver

Matt Smith, Senior Vice President

Personal Real Estate Corporation
+1 604 661 0835
matt.smith@colliers.com

Jack Hall, Associate

Industrial Sales & Leasing
+1 604 661 0896
jack.hall@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.



collierscanada.com

Accelerating success.