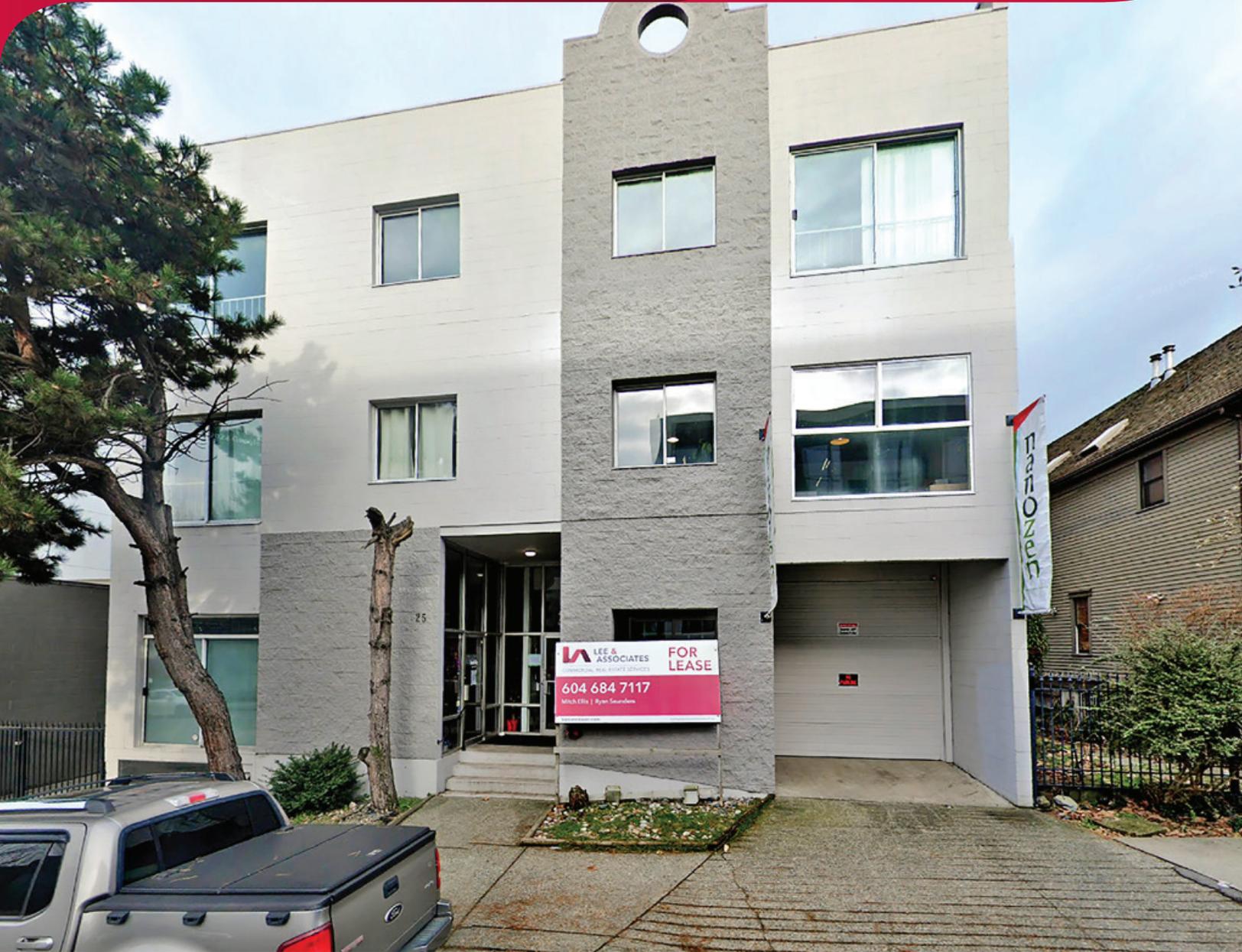


FOR LEASE | INDUSTRIAL
25 EAST 6TH AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,100 SF, 1,700 SF, and 2,700 SF Units Available
- ▶ Warehouse/Production Space

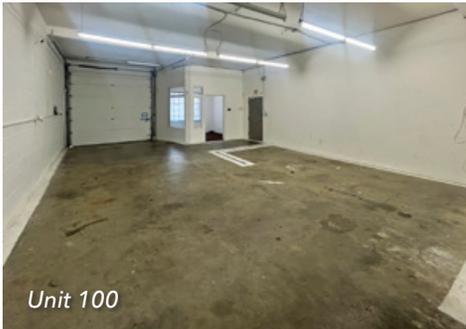
Mitch Ellis
D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

Ryan Saunders
Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

FOR LEASE | INDUSTRIAL
25 EAST 6TH AVENUE
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Unit 202



Unit 100

Location

Situated on the north side of East 6th Avenue, just west of Main Street, this area is home to many service oriented businesses, wholesaling, light manufacturing, film and television related businesses. This location offers excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.

Available Area

Unit	Size	Lease Rate	Monthly Gross Rent
100	2,700 SF	\$20.00 PSF	\$7,965.00 + GST
202	2,700 SF	\$20.00 PSF	\$7,965.00 + GST
203	1,700 SF	\$20.00 PSF	\$5,015.00 + GST
303	1,100 SF	\$20.00 PSF	\$3,245.00 + GST
304	1,100 SF	\$20.00 PSF	\$3,245.00 + GST

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

Zoning

I-1 (Light Industrial)

Features

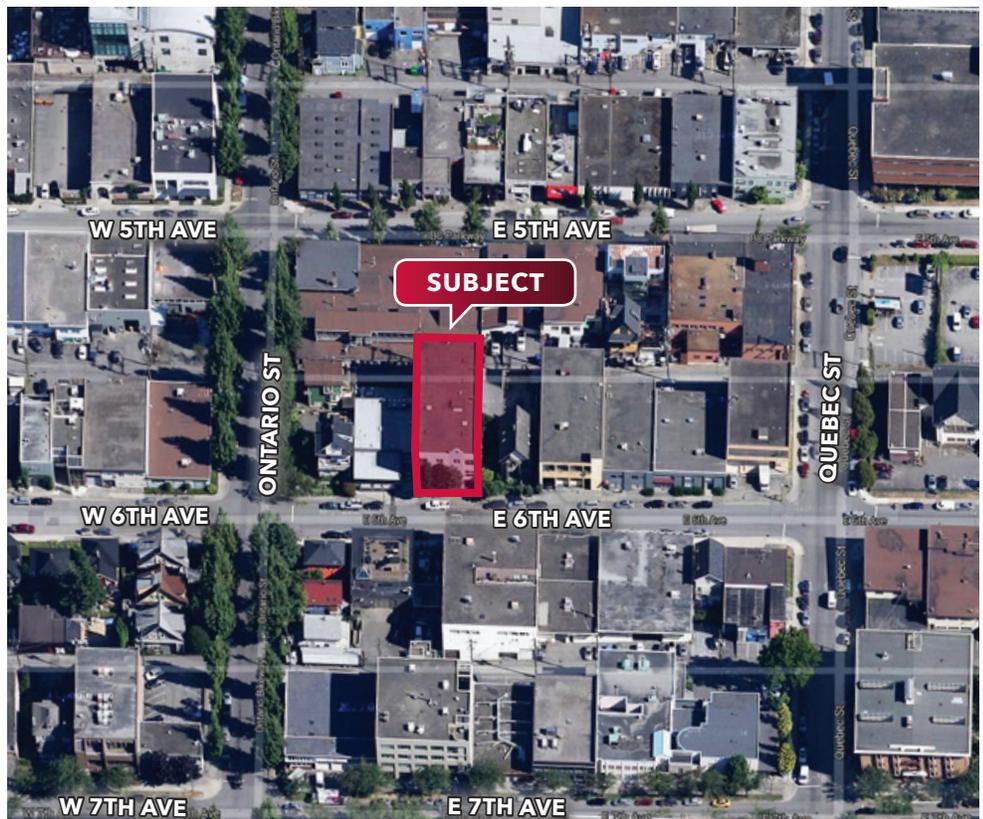
- ▶ Heavy power
- ▶ Underground parking
- ▶ Concrete construction
- ▶ Open concept/concrete floors
- ▶ Freight elevator access from parkade (4,000 lbs)
- ▶ Kitchenette
- ▶ Grade loading (unit 100 only)

Taxes & Additional Rent

\$15.40 PSF (2024 Estimate)

Leasing Term

3 to 5 years preferred



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