

For Sublease

Unit 106 & 107

334 E Kent Avenue South

Vancouver, BC



For more information contact:

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Property Details

Building Size

Warehouse Area	4,343 SF
Office Area	1,117 SF
Mezzanine	1,265 SF
Total	6,725 SF

Zoning

M2 - General Industrial

Loading

2 dock loading doors

Ceiling Height

19' Clear

Parking

Ample Surface Parking

Asking Lease Rate

\$18.00 PSF

Taxes & Operating Costs

\$8.27 PSF (2025 est.)

Availability

60 days notice

Sublease Expiry

September 30, 2030

Features



2 dock loading doors



18' clear ceiling heights



South facing end unit with beautiful Fraser River views



Professionally managed by Wesgroup



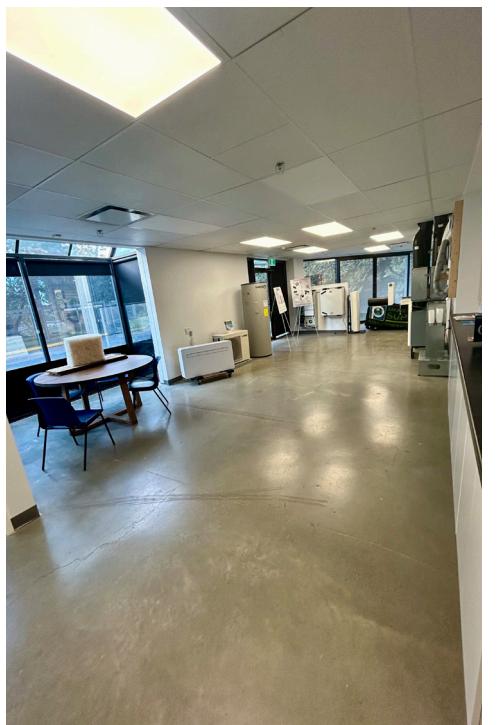
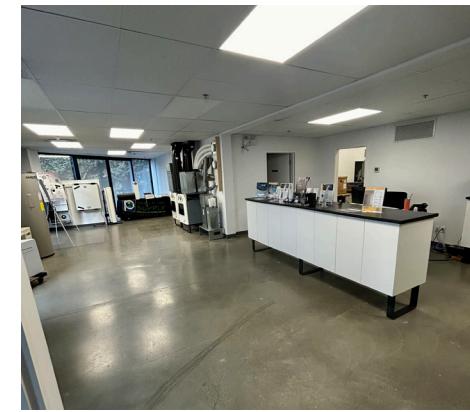
Recently renovated office



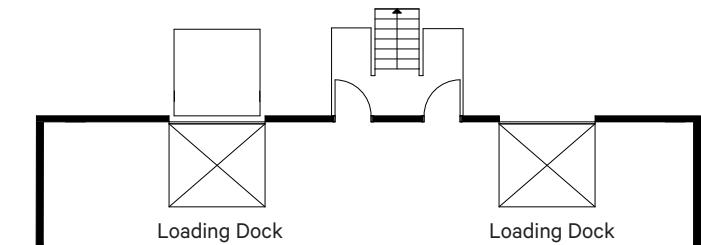
Park directly across the unit with fenced dog area



Efficient access throughout Metro Vancouver

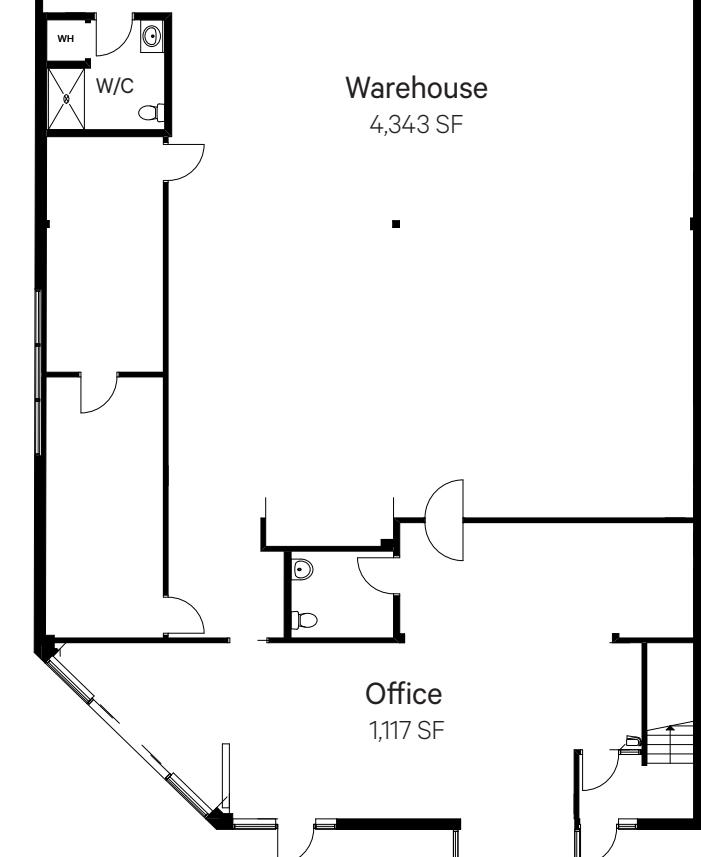


Warehouse & Office Area



Loading Dock

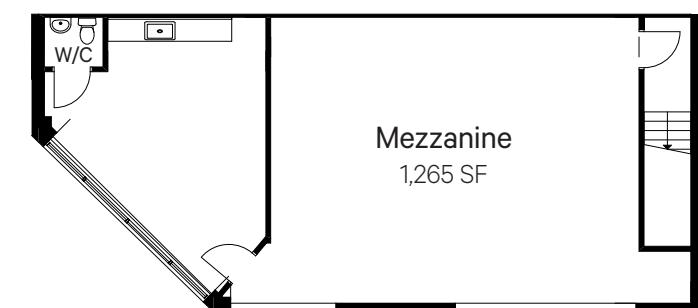
Loading Dock



Warehouse
4,343 SF

Office
1,117 SF

Mezzanine



Mezzanine
1,265 SF



15 mins

Vancouver International Airport

20 mins

Port of Vancouver

40 mins

Deltaport (Robert Banks Terminal)

30 mins

Annacis Island

45 mins

Fraser Surrey Docks

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