

4,108 SF
2 LEVEL INDUSTRIAL UNIT



9069 SHAUGHNESSY ST, UNIT #7

VANCOUVER, BC

Devin Roberts, Sales & Leasing Representative

604.354.7160

devinroberts@royallepagecommercial.com

Royal LePage® Brent Roberts Realty

9965 152 Street Unit #6B, Surrey, BC

604.585.7653

FOR SALE OR LEASE

\$23.00+6.00/sf, sale price asking \$2,250,000

Property Features

- 4,108 sf industrial unit split over 2 levels
- Modern finishes throughout
- Central AC and sprinklers throughout
- Upper and lower levels with separate entrances
- Warehouses demises into front and rear sections
- Two kitchenettes
- Mezzanine fully built out with large conference rooms, bull pen areas



PROPERTY OVERVIEW

PROPERTY PHOTOS



LEGEND

- DENOTES NEW INTERIOR WALL (1/2" GYPSUM WALL BOARD (BOTH SIDES) 3-5/8" STEEL STUD @ 16" O.C.)
- DENOTES EXISTING INTERIOR WALLS
- DENOTES EXISTING RAILING TO BE REMOVED
- EMERGENCY LIGHT

2F PROPOSED FLOOR PLAN

Scale 1/4" = 1'-0"

2114 sq ft

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LEGEND

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GROUND PROPOSED FLOOR PLAN

Scale 1/4" = 1'-0"

2114 sq ft

LEGEND

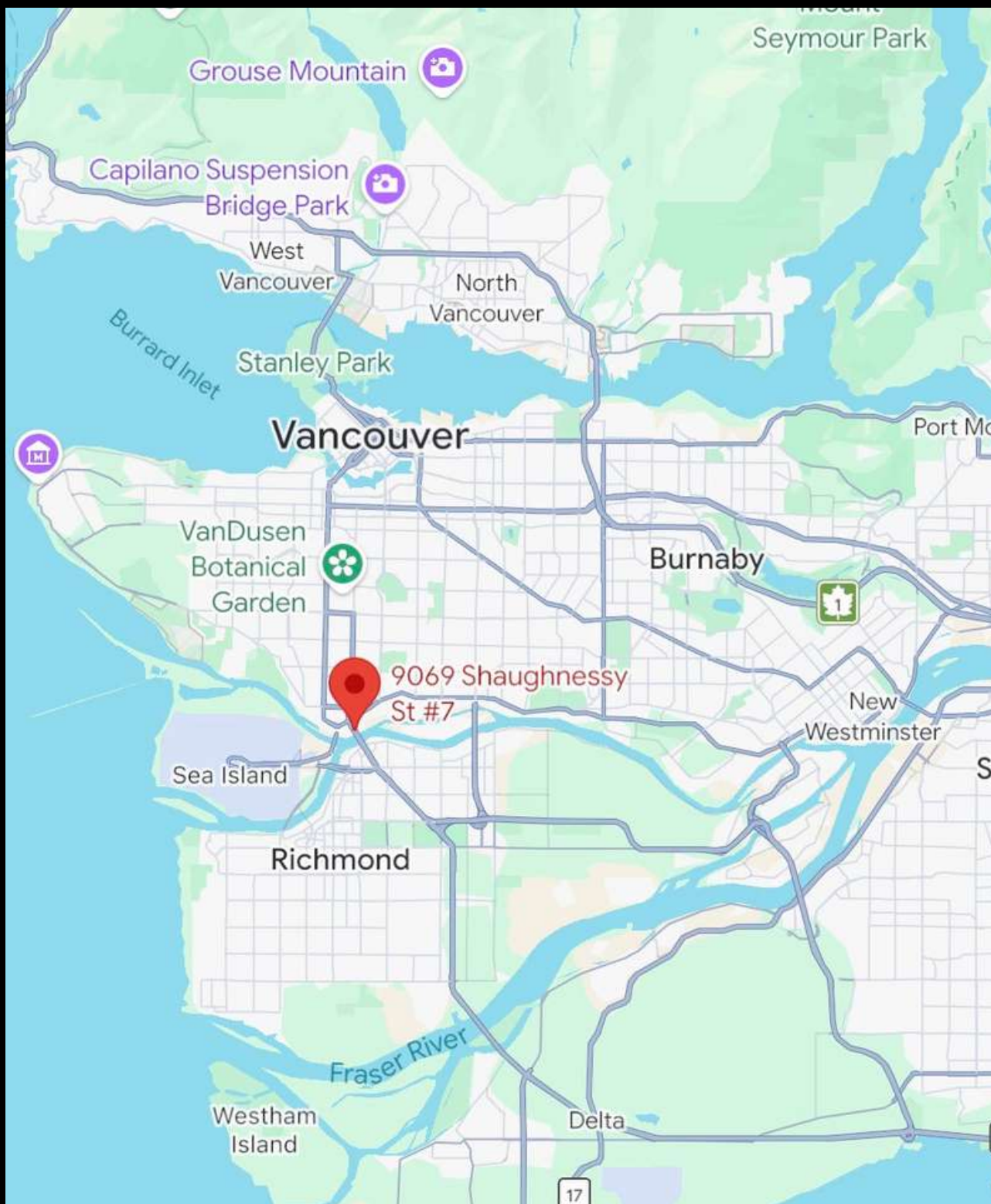
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GROUND PROPOSED FLOOR PLAN

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LOCATION MAP



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