



2605 KASLO ST.

**FOR LEASE
24,973 SF**

**INDUSTRIAL SPACE
GREAT LOCATION
WITHIN THE CITY**



FOR MORE INFORMATION CONTACT:

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Property Negotiator
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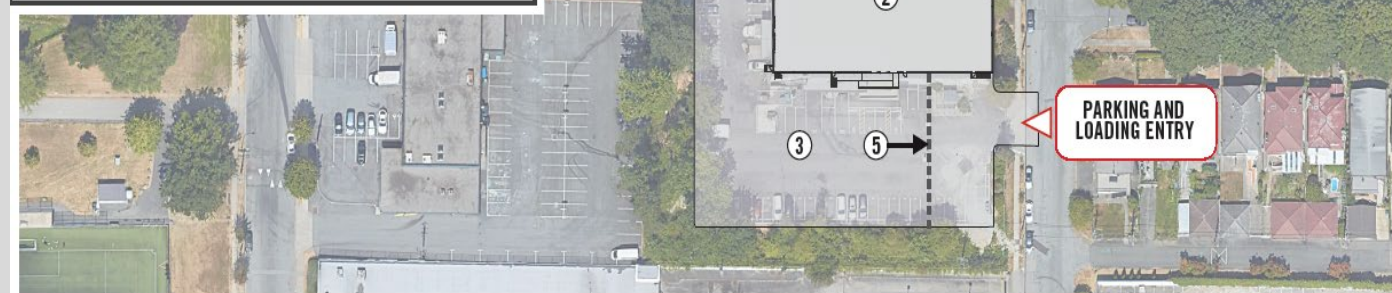
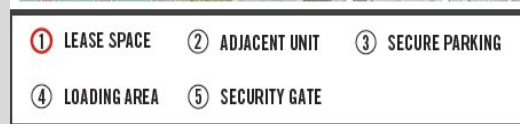
FOR LEASE | 24,973 SF INDUSTRIAL SPACE

2605 Kaslo Street



LOCATION

- Ideally located in the Renfrew-Collingwood area of Vancouver
- Eight (8) minutes to Highway 1 and ten (10) minutes to Boundary Road
- Twenty (20) minutes to the Port of Vancouver
- Thirty three (33) minutes to Vancouver International Airport
- Five (5) minute walk to Renfrew Skytrain station



E. & O. E. The information contained herein was obtained from sources deemed reliable, and while thought to be correct, it is not guaranteed by the City of Vancouver and is subject to change without notice. All information should be carefully verified. All measurements quoted herein are approximate.

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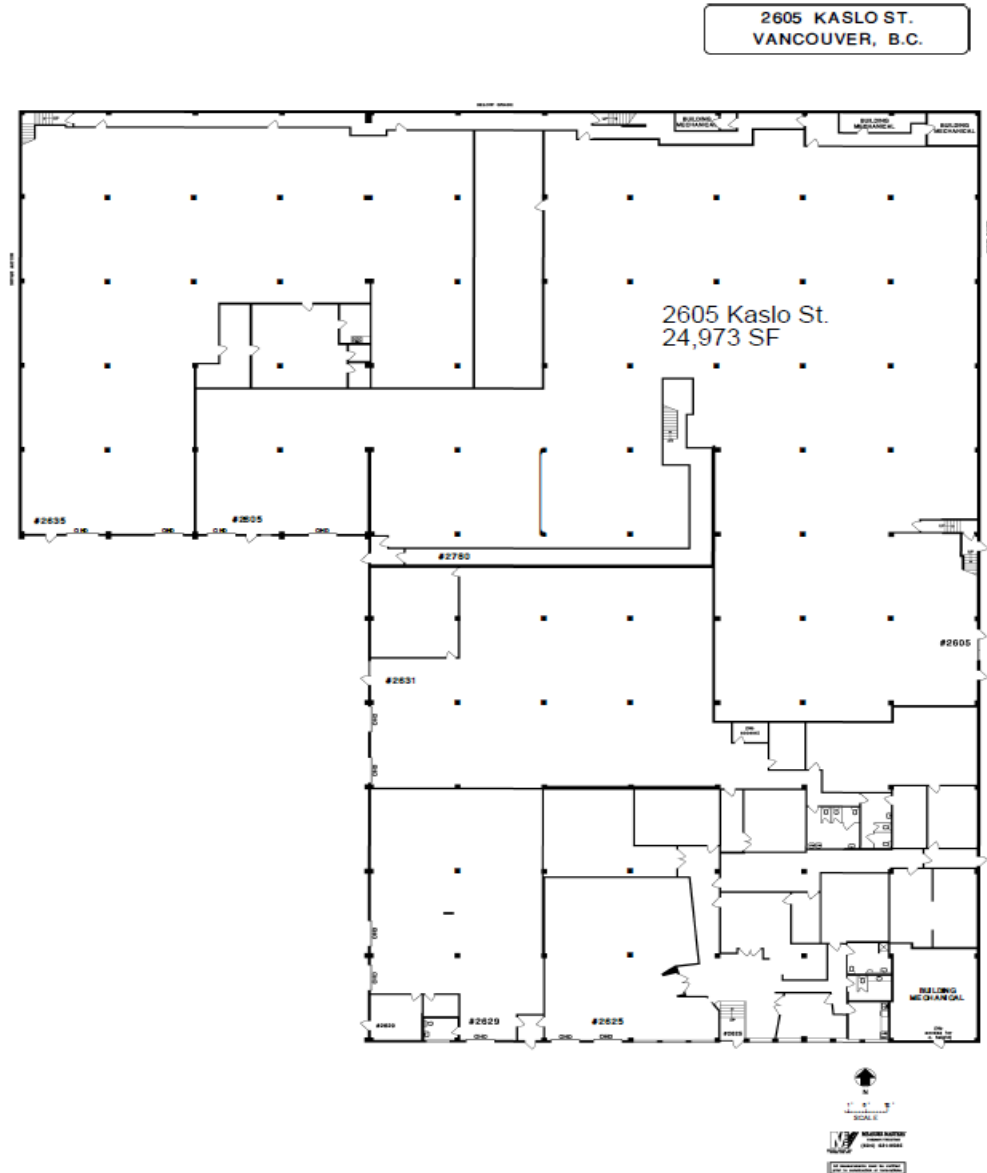


BUILDING FEATURES

- Newly-renovated basic shell space
- Entrance along Kaslo St.
- Two (2) exclusive at-grade Class B Loading Docks
- Exposed ceiling (13 ft.)
- 375A, 208V 3 phase electrical service
- Sprinklered space
- Parking at rear included

SPACE AVAILABLE

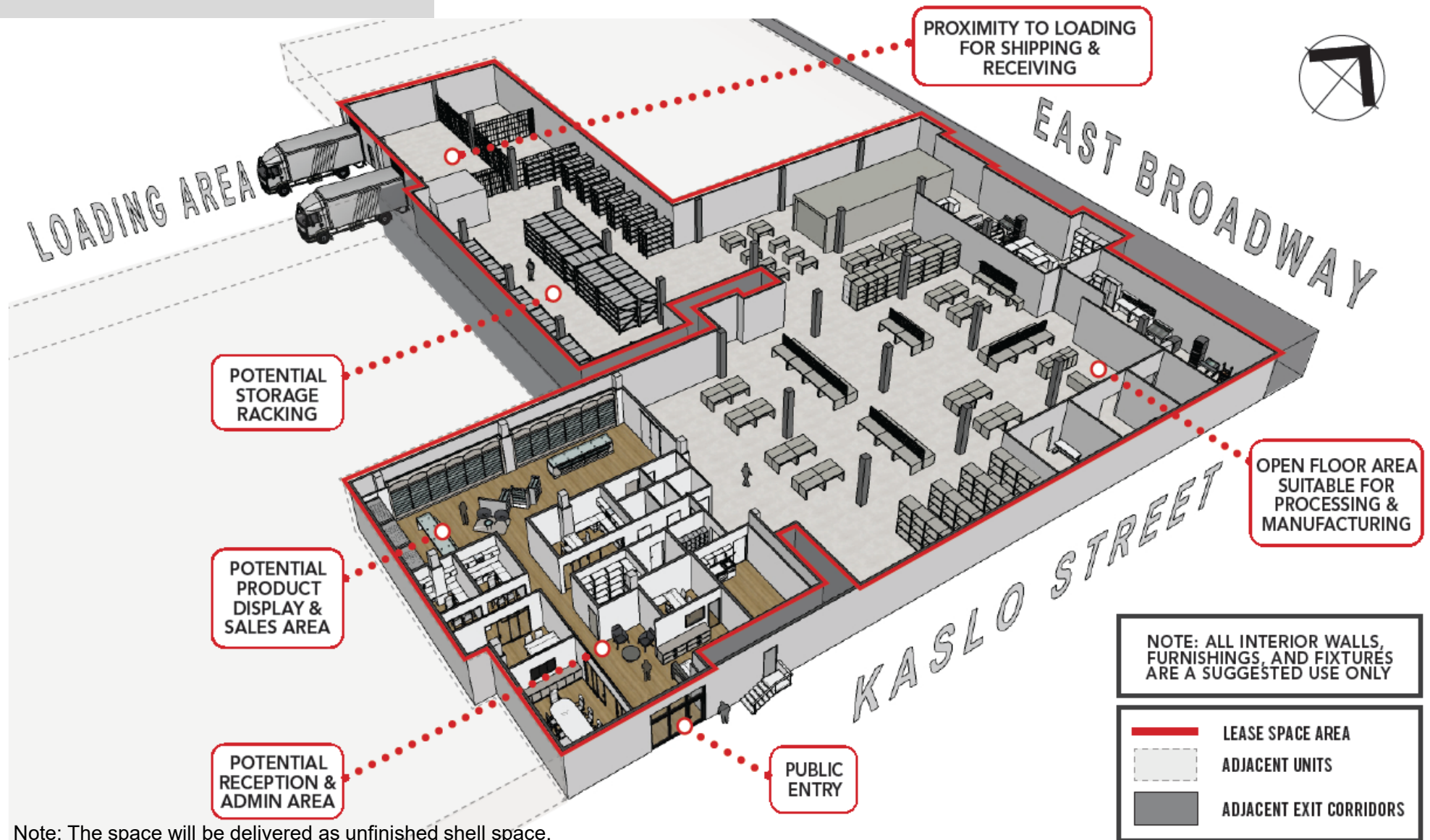
Approximately 24,973 SF of contiguous space



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ARTIST'S SUGGESTIONS



Note: The space will be delivered as unfinished shell space.
All interior walls, furnishings and fixtures including windows and doors shown on the drawing above are suggestions only

ISOMETRIC FLOOR PLAN

FOR LEASE | 24,973 SF INDUSTRIAL SPACE 2605 Kaslo Street



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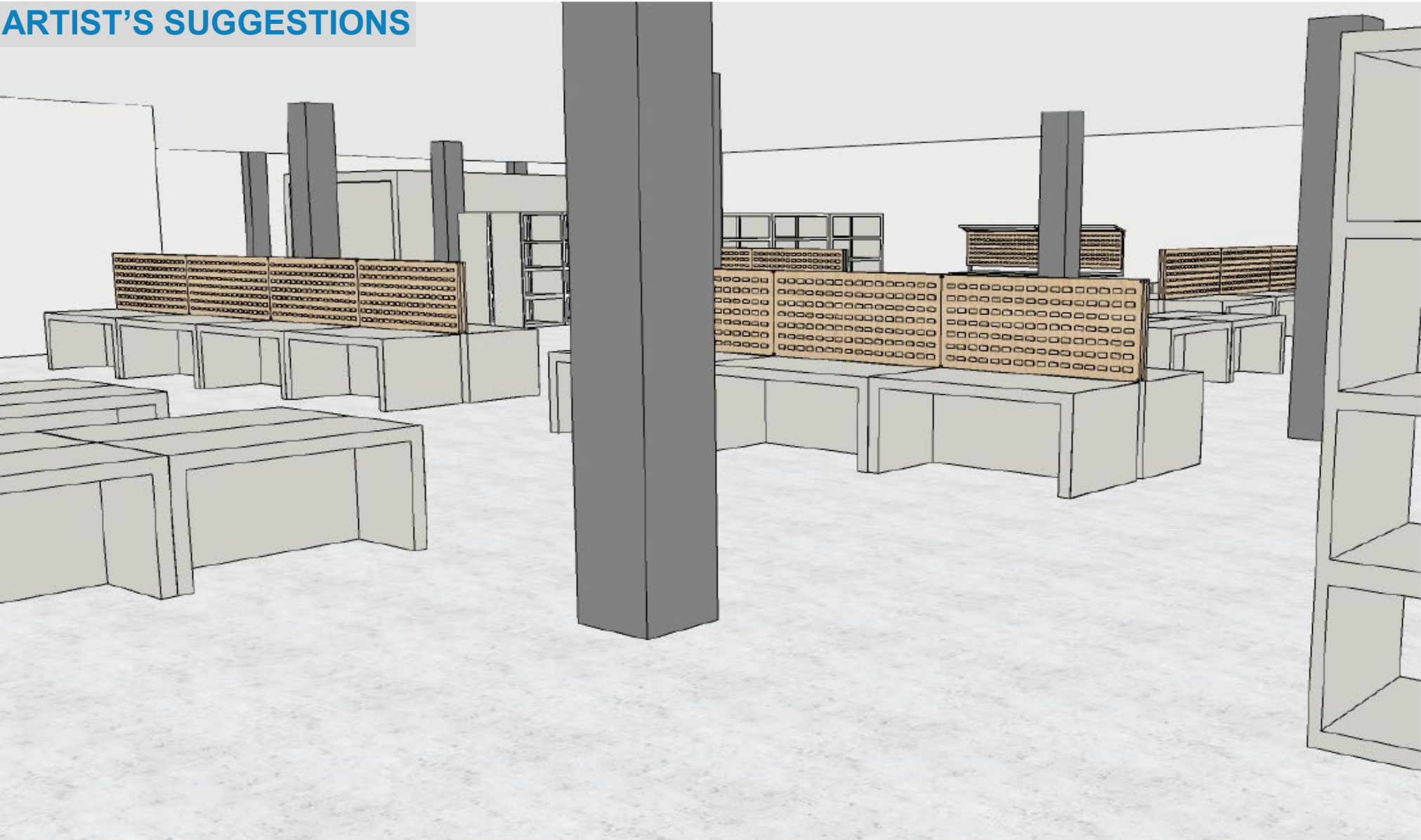
All interior walls, furnishings and fixtures including doors shown on the drawing above are suggestions only.

POTENTIAL RECEPTION & ADMIN AREA

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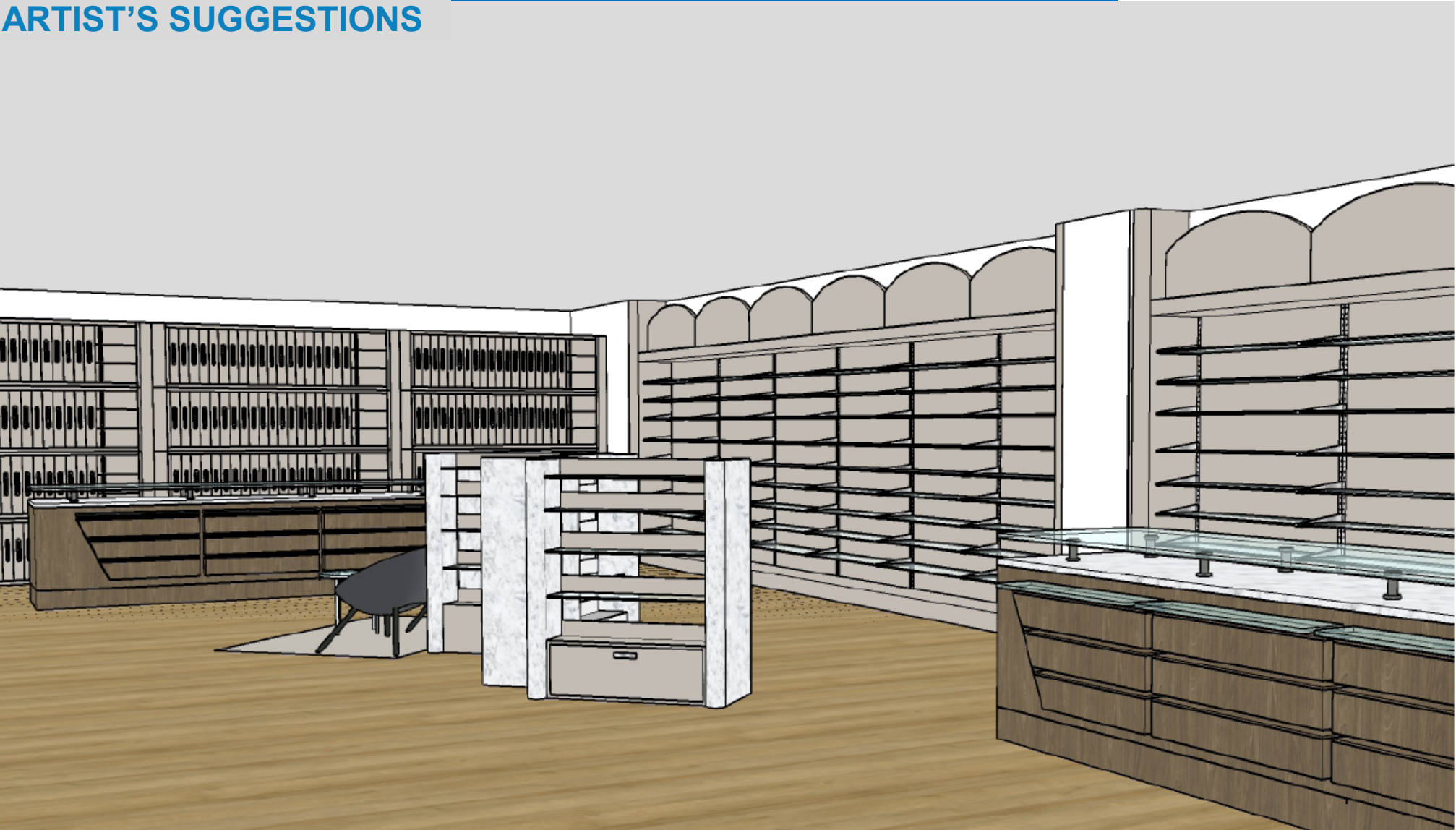
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OPEN FLOOR AREA SUITABLE FOR PROCESSING & MANUFACTURING

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POTENTIAL PRODUCT DISPLAY & SALES AREA

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RENT

Gross \$25 per SF (as of 2024)

Tenant to pay for hydro, other utilities and all costs and outgoings exclusive to the Premises

Commission: Courtesy to Duly Licensed Agents upon the tenant opening for business to the public



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ZONING

I-2 – Light Industrial

Outright permitted uses include but are not limited to:

- Information Communication Technology
- Wholesaling (Class A)
- Cold Storage Plant
- Packaging Plant
- Storage Warehouse
- Work Shop
- Catering Establishment
- Food or Beverage Products (Class B)

Conditional uses include but are not limited to:

- Furniture and Appliance Store
- Brewing or distilling
- Lumber and Building Materials
- Print Shop
- Wholesaling (Class B)



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