

**AVISON
YOUNG**

FOR SUBLEASE

1423 Grant Street

VANCOUVER, BC

10,983 sf industrial warehouse with dock and grade loading and 1,500 sf of secure fenced yard/loading area.



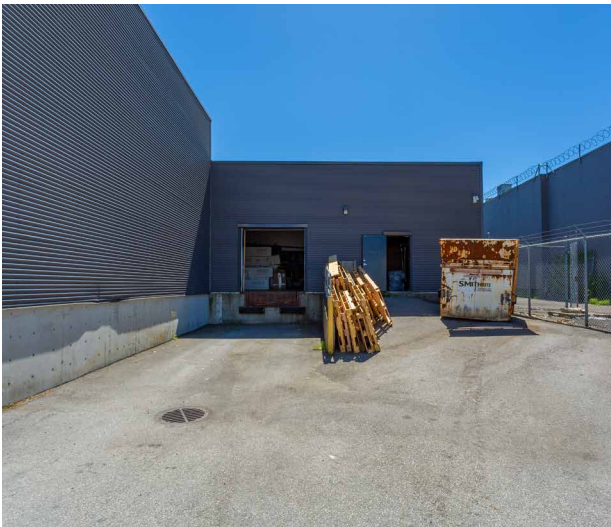
REDUCED SUBLEASE RATE

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Property details

AVAILABLE SPACE
10,983 sf

YARD AREA
1,500 sf (approximate). Fenced and secured

ZONING
I-2 (Light Industrial) permitting most light industrial and office related uses including: manufacturing, storage warehouse, service, laboratory, production or rehearsal studio, utility and communication, and wholesale.

LOADING
One (1) grade level loading door (8' H x 10' W)
One (1) dock level loading door with leveler (8' H x 8' W)

CEILING HEIGHT
15'-5" to 20'-6" clear height

SUBLEASE BASIC RENT
\$17.00 psf

ADDITIONAL RENT
\$8.75 psf, per annum (2025 estimate)
Plus 3% of the basic rent management fee

SUBLEASE TERM
Expires September 30, 2027*
**Potential for longer term*

AVAILABILITY
With short notice

Opportunity

Avison Young is pleased to present the opportunity to sublease an industrial warehouse building totalling 10,983 sf with approximately 1,500 sf of secure fenced yard/loading area. The property features dock and grade level loading and an open plan warehouse with minimal office space, ideal for storage or warehousing.

Location

The property is located on the NW corner of Grant Street and McLean Drive, two blocks east of Clark Drive in Vancouver's Grandview-Woodland industrial neighbourhood. This area provides convenient access to the New St. Paul's Hospital (5 minute drive), Downtown, Railtown, Broadway Corridor, Commercial Drive, Terminal Avenue/East 1st Avenue and the Trans-Canada Highway. The property is easily accessible via regular bus service and is located a 14-minute walk from VCC-Clark SkyTrain Station.



Unit features

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Rare, open plan warehouse facility
- 

Gas-fired heaters in warehouse
- 

Fully sprinklered warehouse
- 

Heavy, 3-phase power
- 

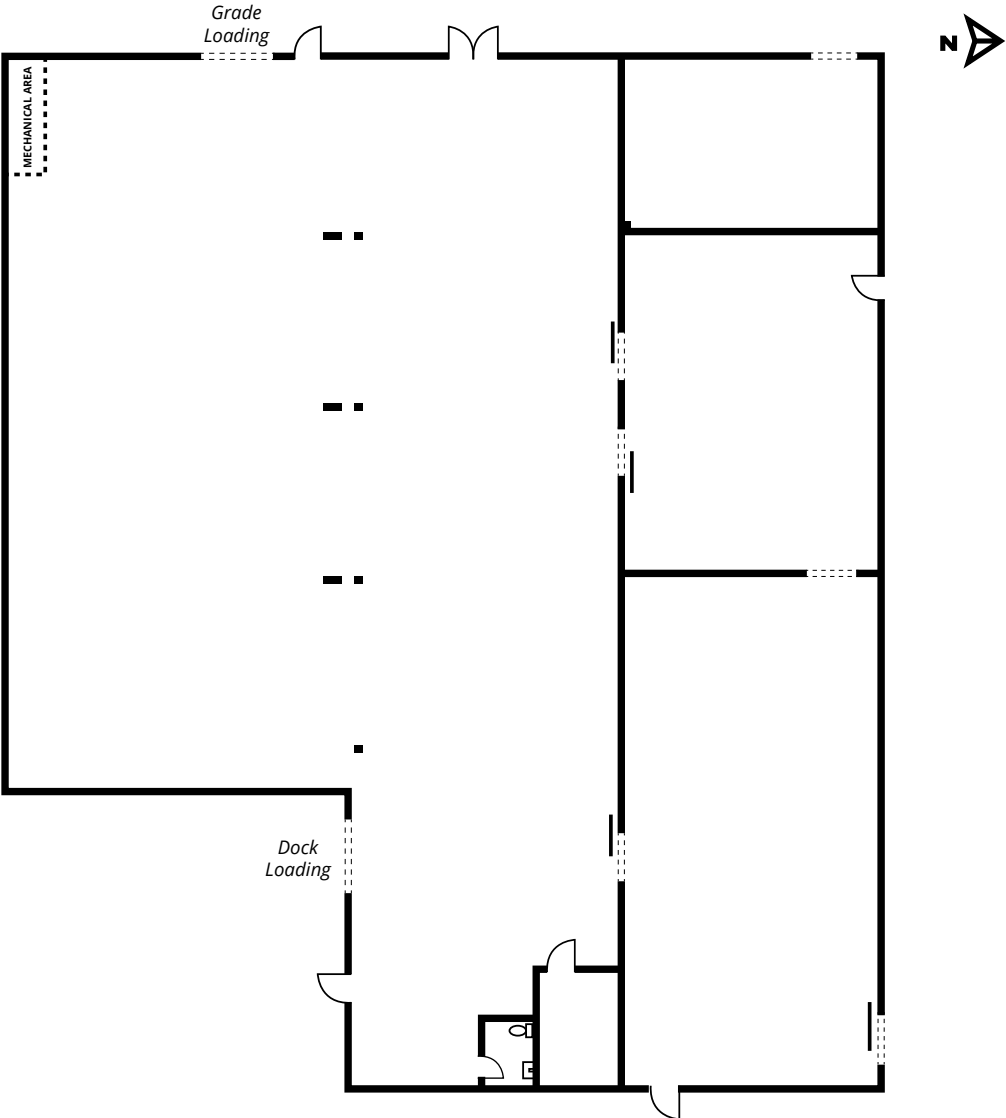
Minimal office space
- 

Secure fenced yard area (1,500 sf approximate)
- 

Desirable access to major transportation routes, abundance of amenities along Commercial Drive, the new St. Paul's Hospital and Downtown Vancouver
- 

An abundance of private gated and street parking

Floorplan





Nearby amenities

- | | | |
|----------------------------|------------------------|--------------------------|
| 1. Strange Fellows Brewing | 5. The Hideout Diner | 9. Fujiya Foods |
| 2. Terminal City Brewing | 6. Luppolo Brewing Co. | 10. Strathcona Park |
| 3. The Home Depot | 7. La Casa Gelato | 11. FreshPoint Vancouver |
| 4. Moe's Home Collection | 8. Truck Stop Café | 12. The Produce Terminal |

Drive times

- 10 minutes to Downtown Vancouver
- 30 minutes to YVR airport
- 5 minutes to the new St. Paul's Hospital

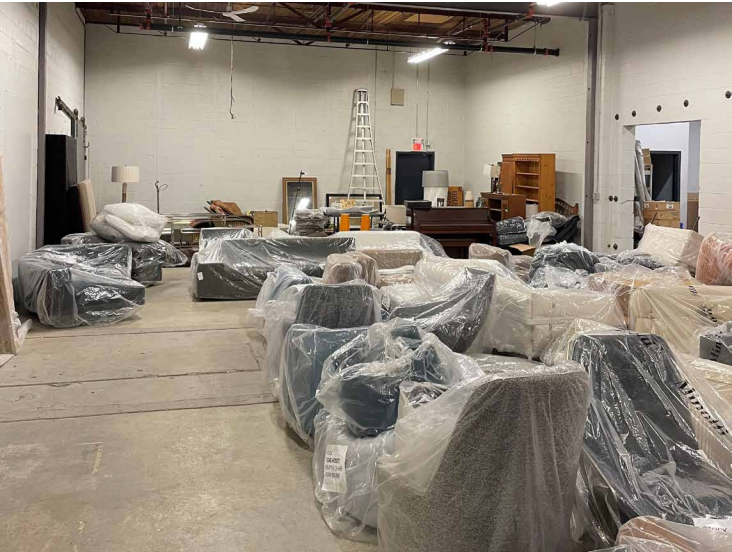
91 WALKER'S PARADISE
Daily errands do not require a car

78 EXCELLENT TRANSIT
Transit is convenient for most trips

76 VERY BIKEABLE
Biking is convenient for most trips

Improved industrial unit with dock and grade loading for sublease

Unit 200 - 1423 Grant Street
Vancouver, BC





Contact for more information

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**AVISON
YOUNG**

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COMPANIES**

Platinum member