

**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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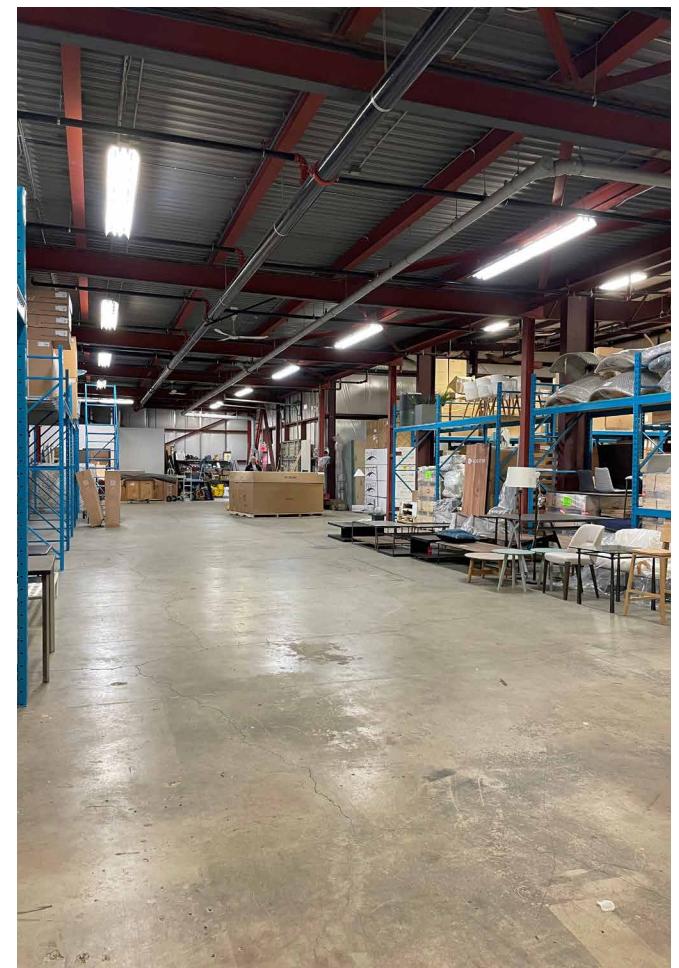


Opportunity

Avision 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.



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

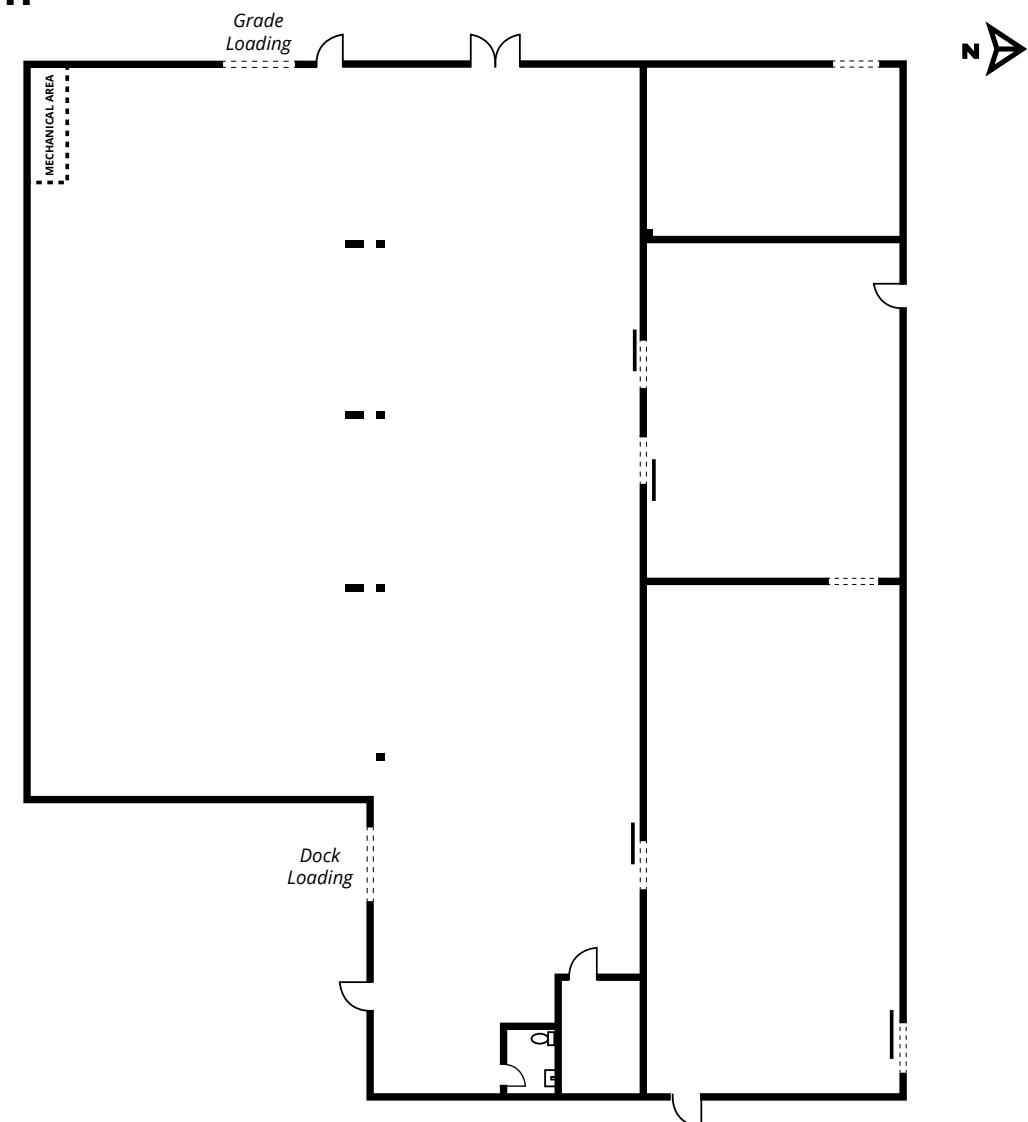
AVAILABILITY

With short notice

Unit features

- Rare, open plan warehouse facility
- 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
- Heavy, 3-phase power
- An abundance of private gated and street parking

Floorplan





Nearby amenities

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

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WALKER'S PARADISE
Daily errands do not require a car

78

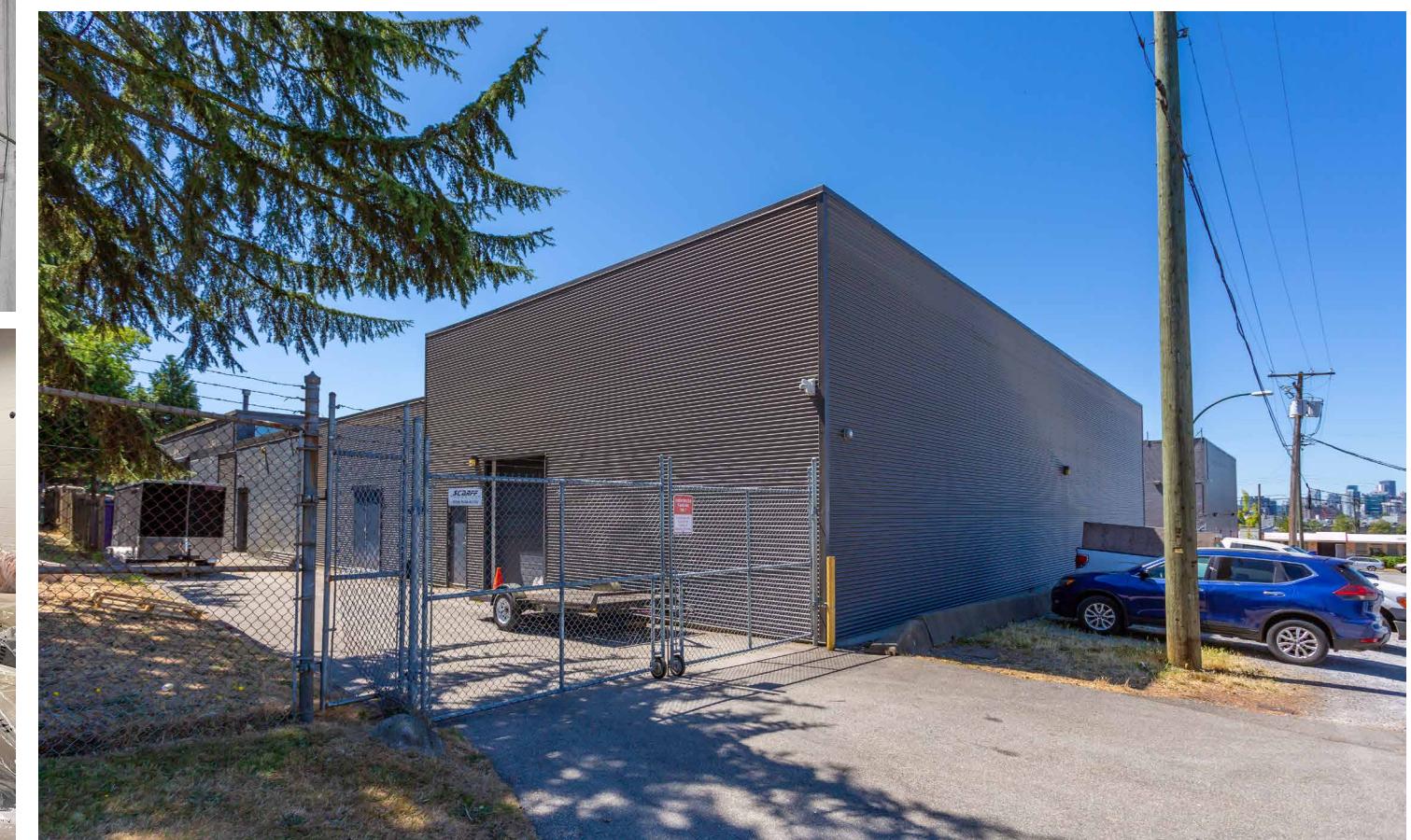
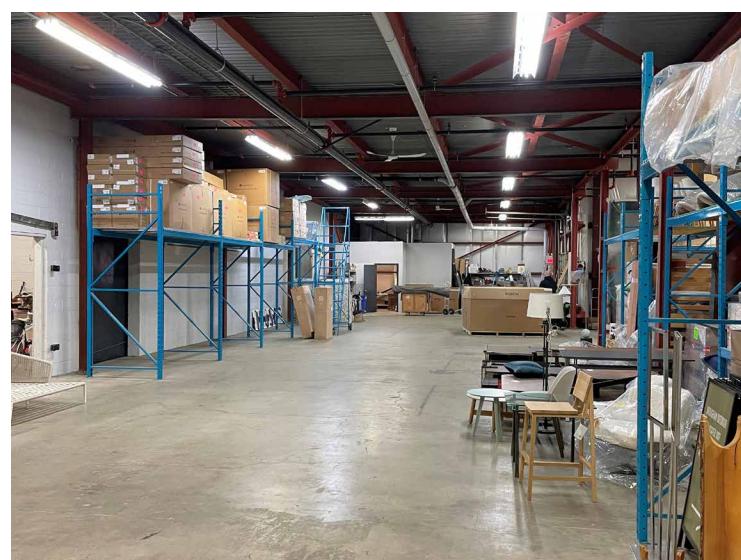
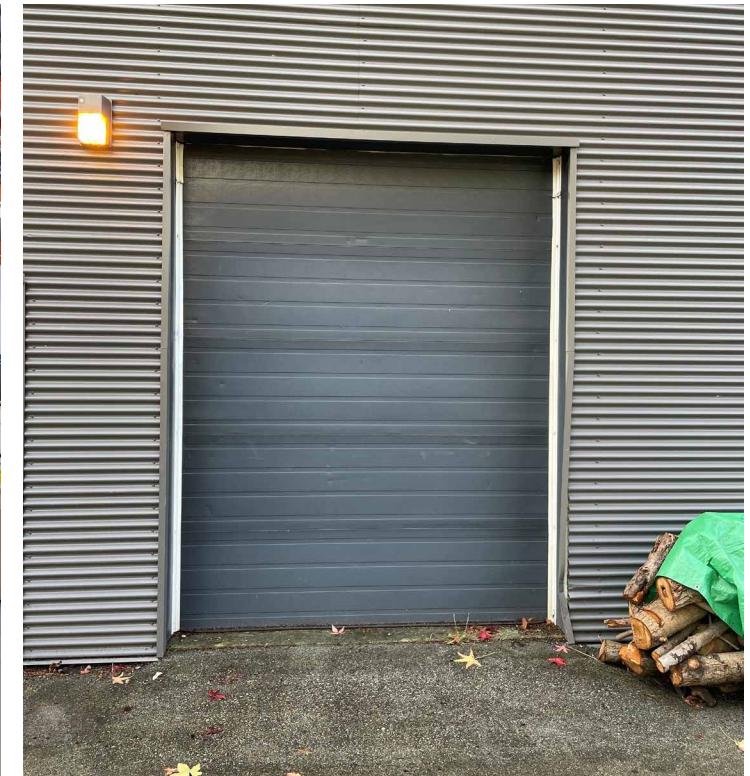
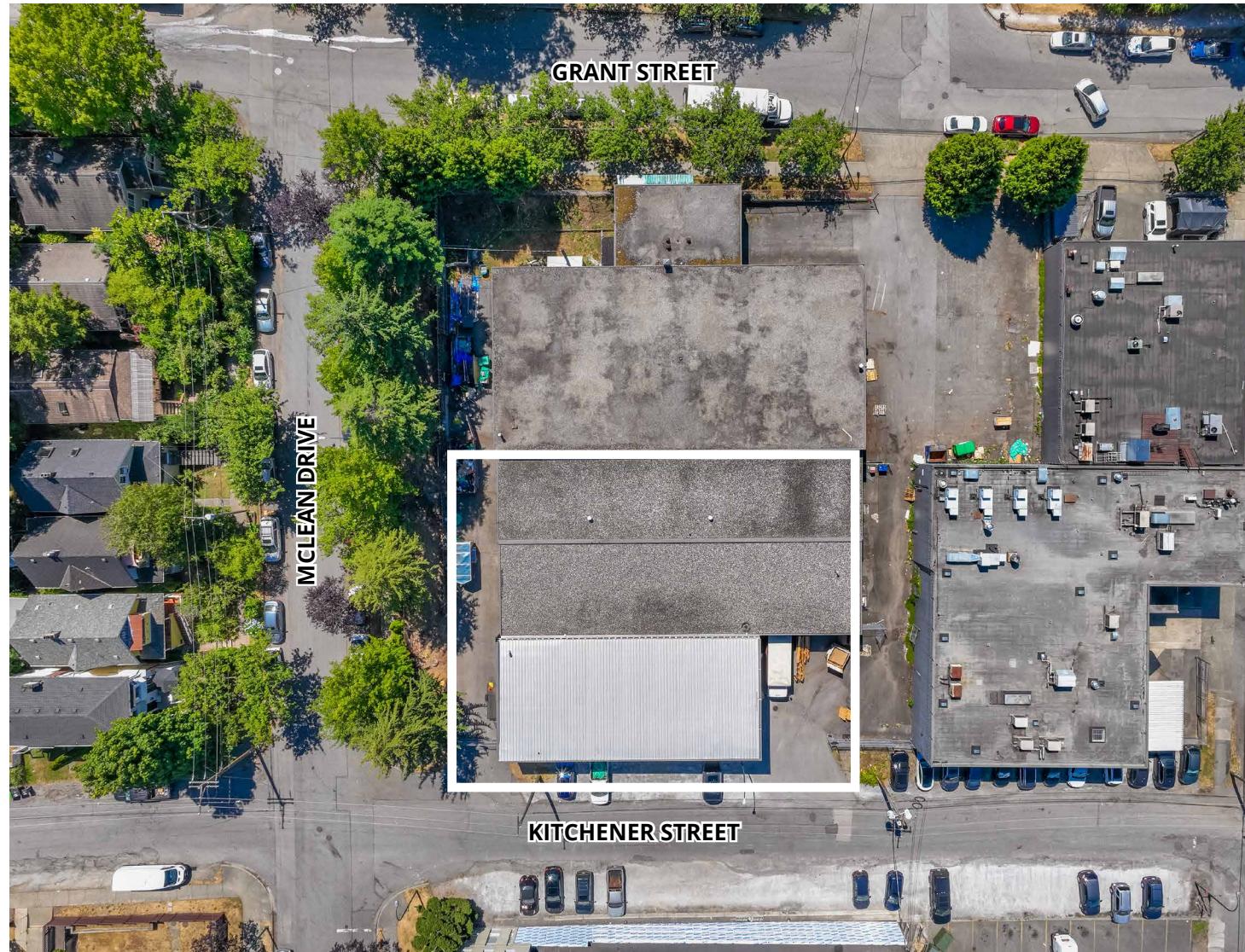
EXCELLENT TRANSIT
Transit is convenient for most trips

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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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