

For Lease

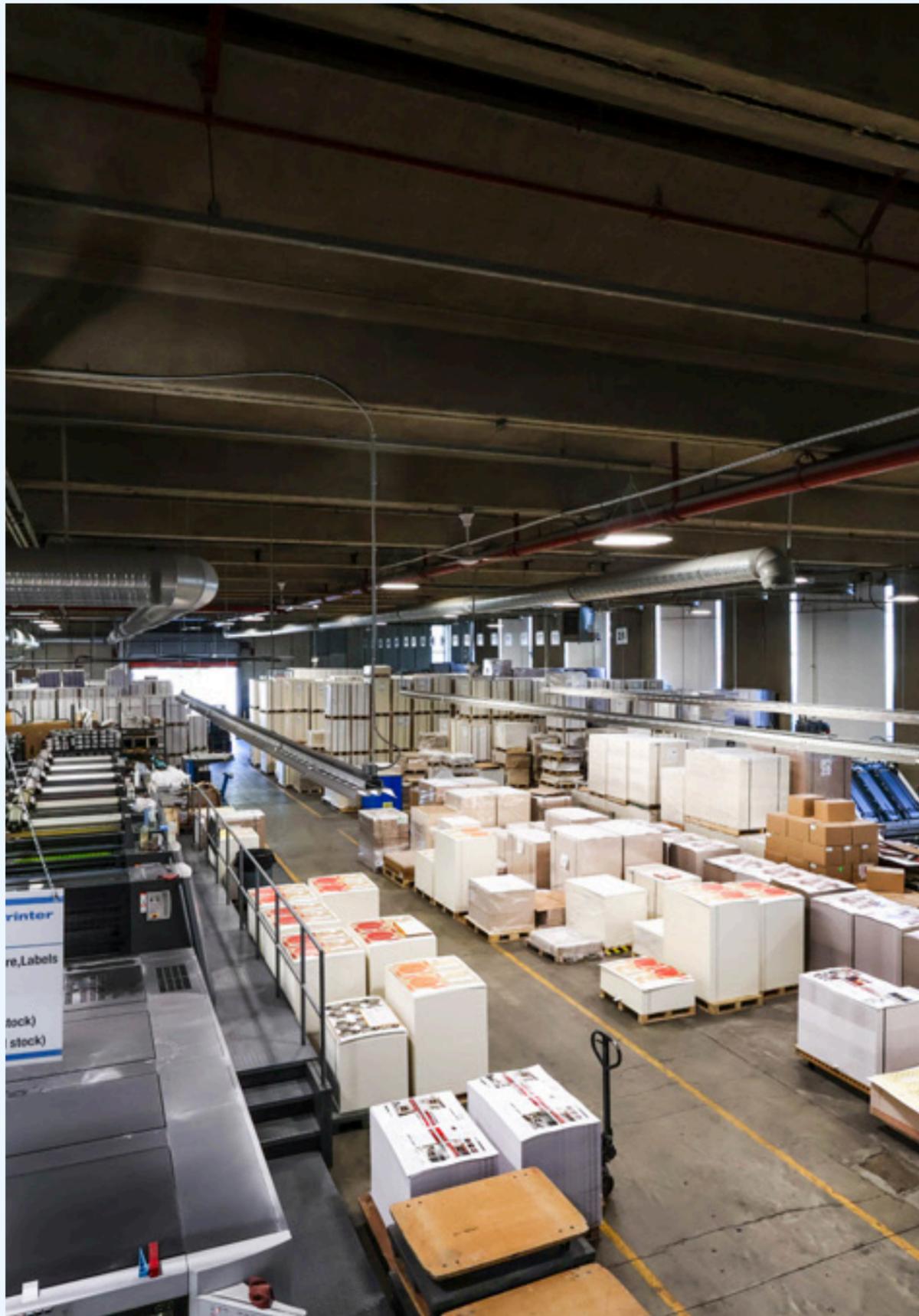
125 W 71st Avenue

Vancouver, BC



32,974 SF (DEMISED) ON 0.98 ACRE LOT | INDUSTRIAL WAREHOUSE SPACE





THE OPPORTUNITY

Iconic Properties Group presents the opportunity to lease 125 W 71st Avenue, a freestanding I-2 zoned industrial property in South Vancouver, one of the region’s most land-constrained and strategically connected industrial districts. The property is currently configured as two units, offering flexibility to lease Unit A or Unit B individually, or secure the entire building. Featuring an efficient warehouse layout with approximately 20-foot clear height and approximately 13,500 SF of yard space, the property provides functional space for a range of industrial users seeking a strategic South Vancouver location.

HIGHLIGHTS



FREESTANDING INDUSTRIAL OPPORTUNITY

Lease Unit A or Unit B individually, or secure the full 32,974 SF building.



FUNCTIONAL 32,974 SF LAYOUT

Well-balanced warehouse, office, and mezzanine space across three levels, designed to support efficient operations and team workflow.



EXPANSIVE 42,700 SF SITE WITH YARD AREA

Approximate site dimensions of 427 ft × 100 ft, including ±13,500 SF of on-site yard and parking to accommodate vehicles, storage, and circulation.



INDUSTRIAL-READY INFRASTRUCTURE

I-2 zoning with heavy 3-phase electrical power, 1 grade-level loading doors, and 3 dock loading doors to support warehousing, distribution, and light manufacturing uses.



STRATEGIC SOUTH VANCOUVER LOCATION

Immediate access to Highway 91, Highway 99, YVR, and key arterial routes, enabling efficient regional and cross-border connectivity.



TRANSIT-ACCESSIBLE FOR EMPLOYEES

Walking distance to Marine Drive Station and close to Marine Gateway amenities, providing convenient access for staff and visitors.



Property Overview

This freestanding industrial facility offers up to **32,974 SF of warehouse, office, and mezzanine space** on a **0.98 acre (42,700 SF) I-2 zoned site in South Vancouver**. The building is configured as **two units**, providing the flexibility to lease **Unit A** (approximately **15,000 SF**) or **Unit B** (approximately **17,974 SF**), or secure the entire premises. Lease rates start at **\$17.00 per SF per annum**. The property features an approximately **20-foot clear-height warehouse, ±13,500 SF of yard and front-site parking, 1 grade-level loading doors, 3 dock loading doors, and heavy 3-phase electrical service**. Originally constructed in **1963**, the building delivers functional circulation and versatile space suitable for a wide range of industrial users.

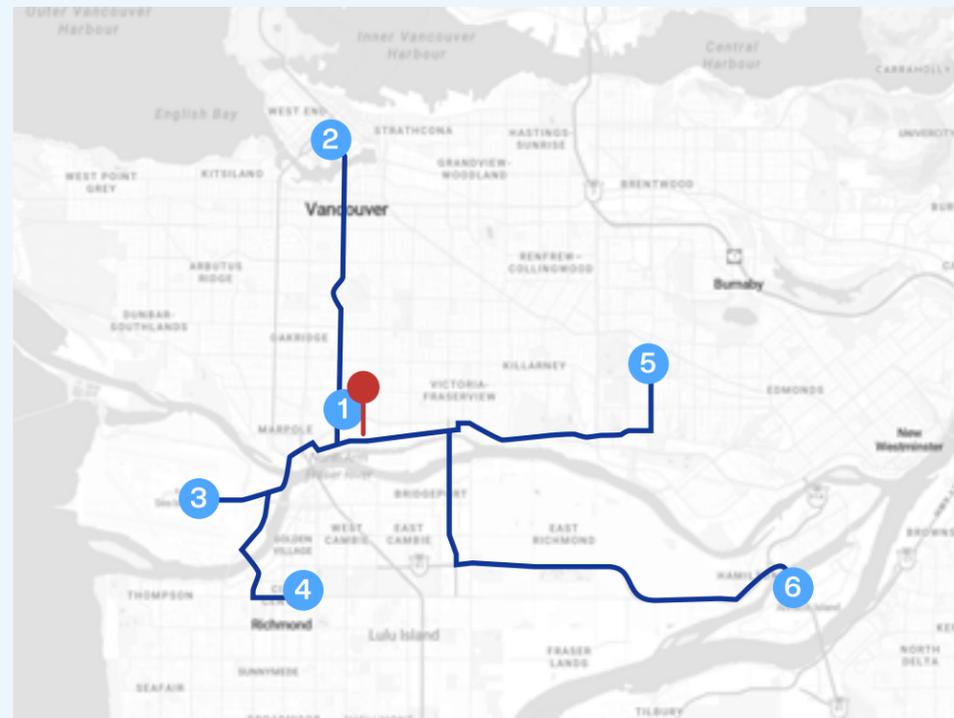
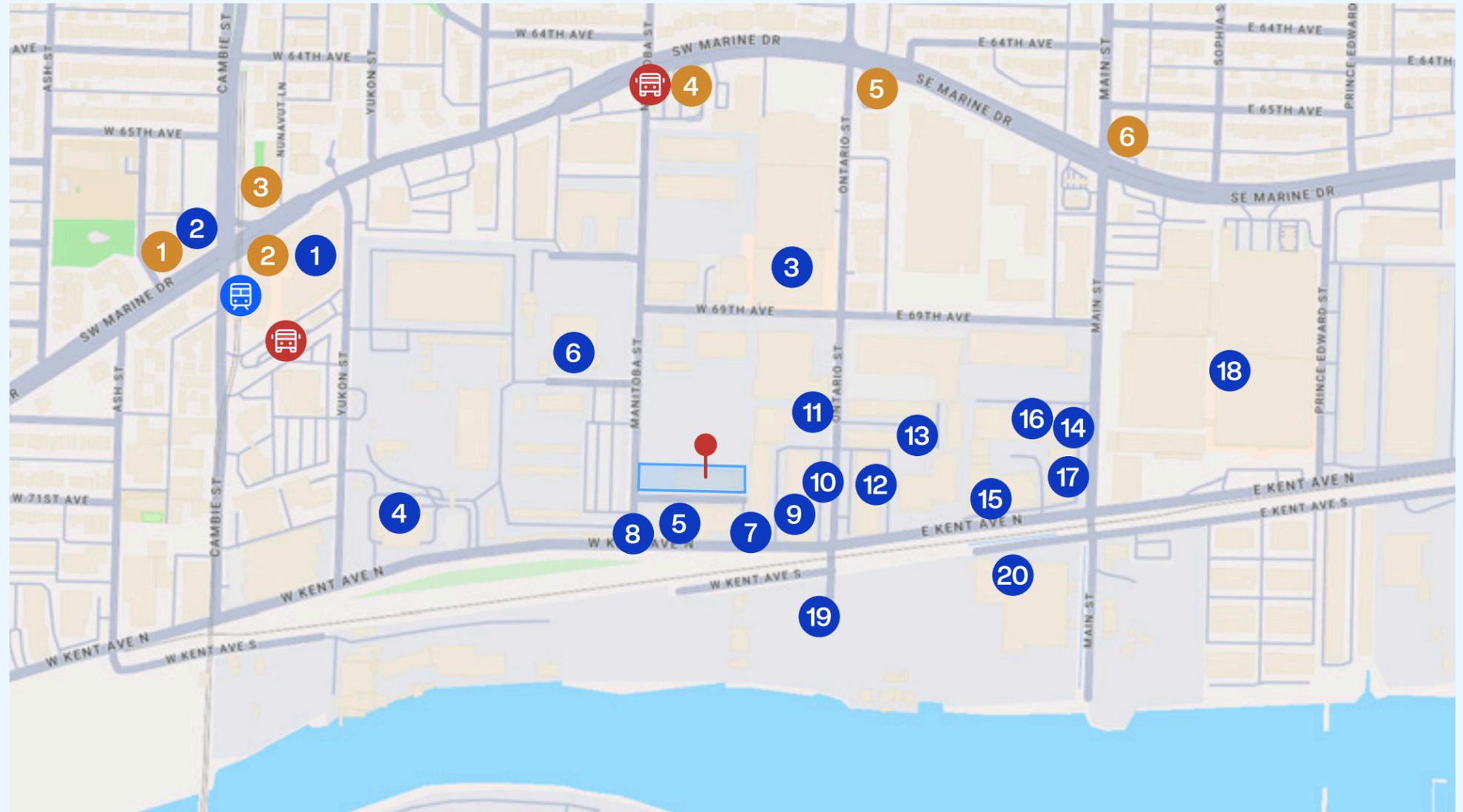
ADDRESS	125 W 71st Avenue, Vancouver, BC V5X 2X3
PID	014-141-272
ZONING	I-2
LOT DIMENSIONS & SIZE	427' x 100' 0.98 Acres (42,700 SF)
BUILDING SIZE	±15,000 SF (Unit A) ±17,974 SF (Unit B) 32,974 SF (Total)
WAREHOUSE CLEAR HEIGHT	20'
GRADE DOORS	1
DOCK DOORS	3
PARKING	On-Site Parking Yard
PROPERTY TAX (2025)	\$145,511.00
LEASE RATE	Starting at \$17.00/SF/Year



Location Overview

Strategically located in South Vancouver, 125 W 71st Avenue benefits from exceptional central connectivity within Metro Vancouver. The property is just a 3-minute drive or 15-minute walk to Marine Gateway Station, providing direct Canada Line access, and approximately a 25-minute drive to Downtown Vancouver. Vancouver International Airport is within a 10-minute drive, while Richmond's Brighouse district and Metropolis at Metrotown are easily accessible within 15 and 20 minutes.

Key Destination	Approx. Driving Time
1 Marine Gateway	3 minutes
2 Downtown Vancouver	25 minutes
3 YVR Airport	10 minutes
4 Richmond Brighouse	15 minutes
5 Metropolis at Metrotown	20 minutes
6 Annacis Island	30 minutes

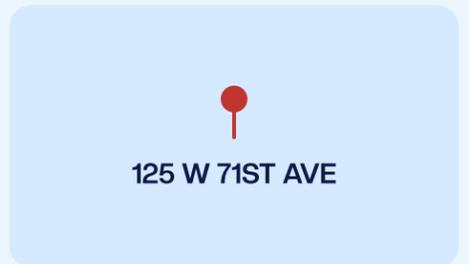


RESTAURANTS & CAFES

1. JOY CAFE
2. Marine Gateway
 - a. A&W
 - b. Neptune Palace Seafood
 - c. Kinton Ramen
 - d. Tim Hortons
 - e. Starbucks
 - f. Dublin Crossing
 - g. Subway
3. Bubble Waffle Cafe
4. McDonald's
5. Wendy's
6. Hi Five Chicken

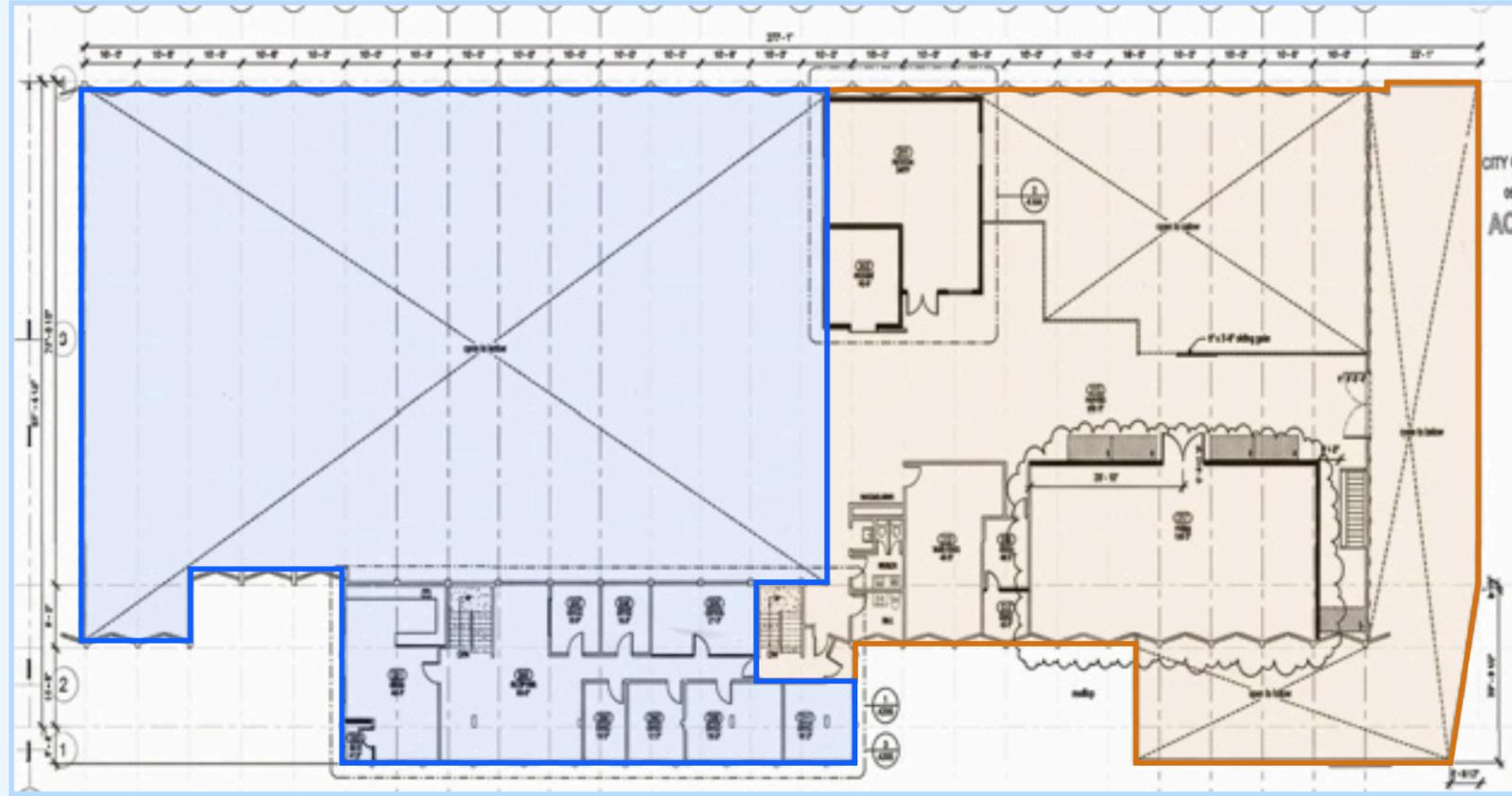
RETAIL & SERVICES

1. Marine Gateway
 - a. BMO Bank of Montreal
 - b. CIBC
 - c. TD Canada Trust
 - d. RBC Royal Bank
 - e. T&T Supermarket
 - f. Shoppers Drug Mart
2. Scotiabank
3. Canadian Tire
4. Vancouver Transfer Station
5. Mainland Automotive Collision Ltd
6. Kent Metal Products Ltd
7. Kelvin Glass
8. Eburne Hauling & Loading
9. Dispensary Supply Canada
10. PJ Cabinets
11. Eatern Ltd.
12. Terra Doors Ltd
13. Inter Source Trading Corp
14. Designers Resource Centre
15. Burroughs Printing
16. Magnum Frames
17. The Empire Music Co Ltd
18. Real Canadian Superstore
19. Westcoast Cellufibre Division
20. Lionsgate Scaffolding

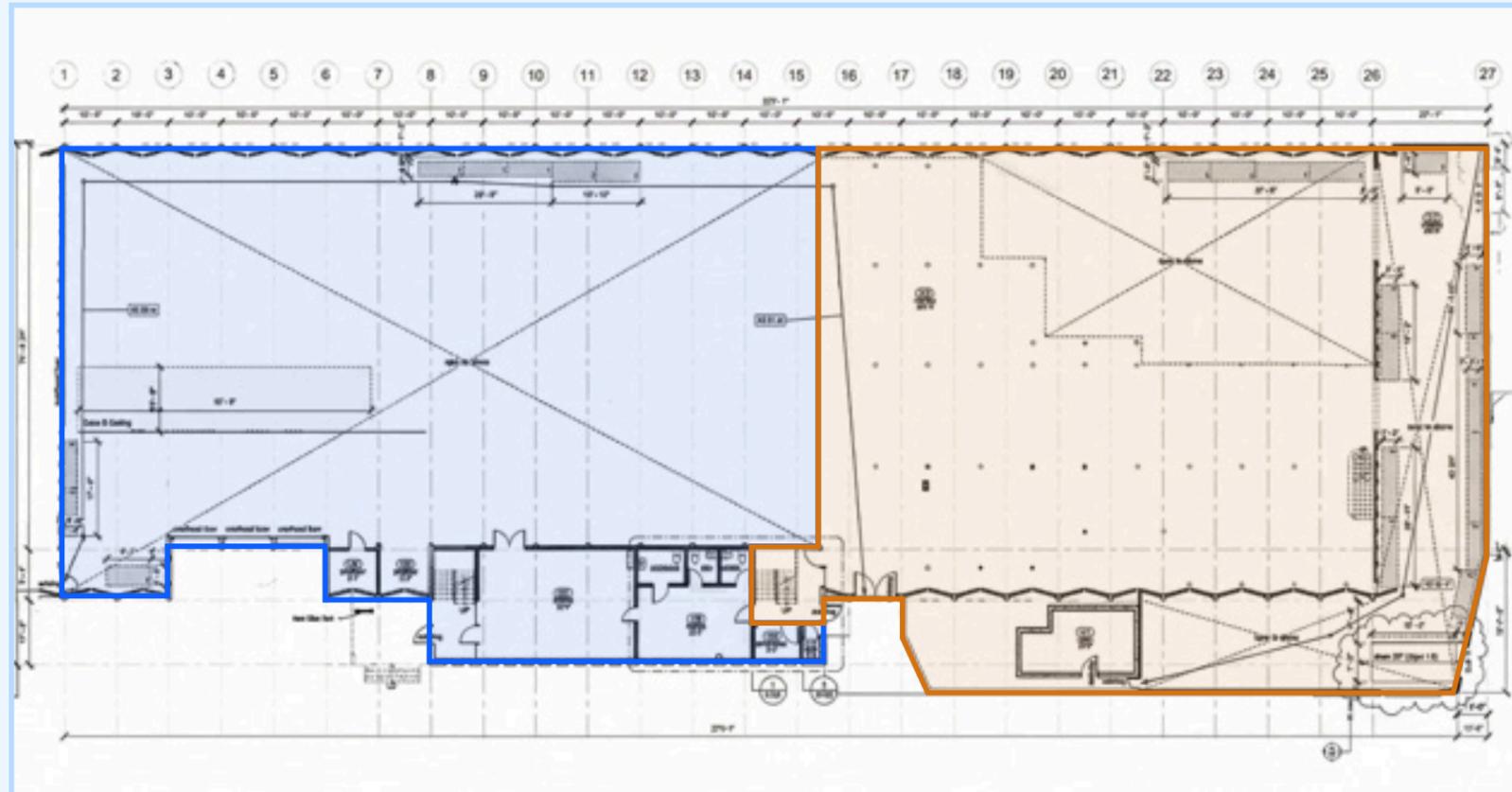


Floor Plan

SECOND FLOOR



GROUND FLOOR



-  UNIT A
-  UNIT B

Gallery

UNIT A



UNIT B





STONEHAUS
REALTY

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