



#15 - 403 East Kent Avenue North | Vancouver, BC

FOR SUBLEASE | Cross-Dock Distribution Facility - 37,453 SF

Situated within Marine Drive Industrial Centre, a four-building industrial complex comprising more than 420,000 square feet, this facility offers a strategic South Vancouver location with excellent connectivity throughout Metro Vancouver. The property features a highly functional cross-dock warehouse layout with ten dock loading doors, making it well suited for logistics, warehousing, distribution, and supply chain operations.

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Strategic South Vancouver

Located in the heart of South Vancouver's industrial market, the property provides outstanding access to key transportation infrastructure throughout Metro Vancouver. With direct connections to Marine Drive, Knight Street, Oak Street, Highway 91, and Highway 99, occupiers benefit from efficient access to Vancouver International Airport, Downtown Vancouver, Deltaport, and the U.S. border. Combined with its cross-dock design, the facility is ideally positioned for warehousing, logistics, manufacturing, and distribution users.





Property Features

- ▶ Functional cross-dock warehouse and distribution facility with existing office improvements
- ▶ Ten (10) dock loading doors providing efficient shipping and receiving operations
- ▶ Flexible layout with potential demising opportunities
- ▶ Professionally managed industrial complex
- ▶ After-hours and weekend security patrols
- ▶ Convenient public transit connections to Marine Gateway Station
- ▶ Excellent access to Vancouver International Airport, Downtown Vancouver, Richmond, and Delta

Building & Site Details

Available Area

37,453 SF

Zoning

I-2 Industrial

Availability

Immediately

Sublease Expiry

February 27, 2029

Lease Rate

Contact listing agents

Additional Rent (2026 est.)

\$8.78 PSF

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Building Specifications

Loading

- ▶ Cross-dock configuration
- ▶ Ten (10) dock loading doors
- ▶ One (1) dock equipped with a steel grade ramp

Clear Height

- ▶ 23-foot clear warehouse ceiling height

Power

- ▶ 500 amps, 600 volts, 3-phase electrical service

Sprinklers

- ▶ Fully sprinklered throughout

Heating & HVAC

- ▶ Gas-fired forced air heating in warehouse area





Nearby Amenities

- | | |
|---------------------|------------------------------------|
| 1. Canadian Tire | 6. McArthurGlen Designer Outlet |
| 2. Starbucks | 7. Vancouver International Airport |
| 3. Costco Wholesale | 8. Fraserview Golf Course |
| 4. Aberdeen Centre | 9. Marshalls |
| 5. Lansdowne Centre | 10. Langara Golf Course |

Travel Times

HIGHWAY 99	5 minutes
DOWNTOWN VANCOUVER	15 minutes
RICHMOND CITY CENTRE	10 minutes
BURNABY	15 minutes
YVR	12 minutes
USA BORDER	35 minutes



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