

# For Lease

**1862 Franklin Street**  
Vancouver, BC



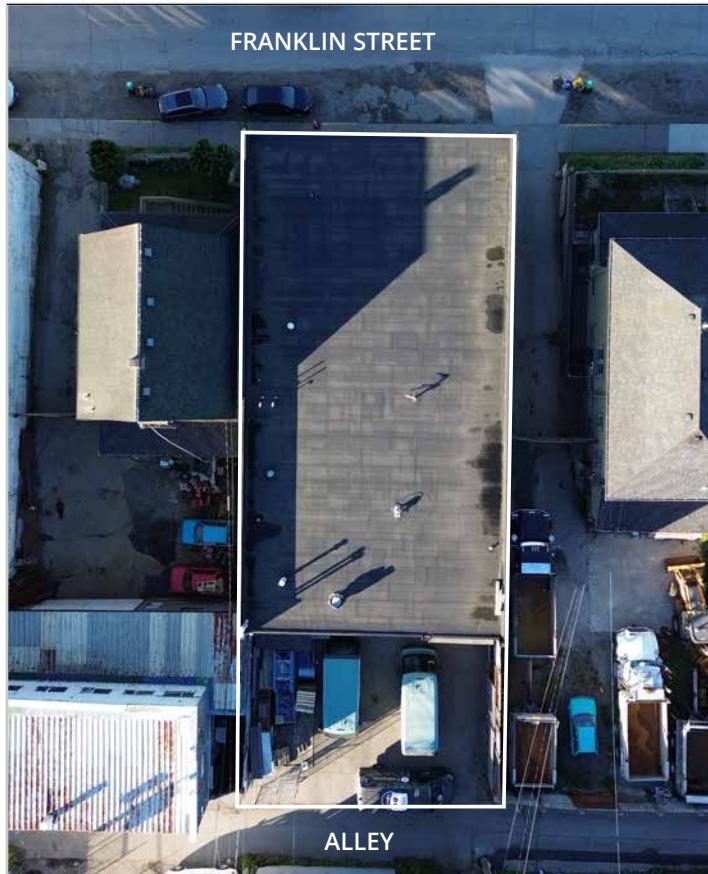
**9,681 sf freestanding industrial building with  
grade loading and secured rear parking/yard area**

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## Property details

### BUILDING SIZE

Second Level:	4,138 sf
Ground Level:	5,543 sf
<b>Total</b>	<b>9,681 sf</b>

### SITE SIZE

5,964 sf

### ZONING

M-2 (Industrial) allowing for a variety of manufacturing, storage warehouse, wholesale, retail, and service uses.

### ASKING BASIC RENT

\$19.00 psf, per annum (net)

### ADDITIONAL RENT (2025 ESTIMATE)

\$7.50 psf, per annum

### AVAILABILITY

January 1, 2026

## Opportunity

Avison Young is pleased to present the opportunity to lease a 9,681 sf freestanding industrial building (over 2-levels) with grade level loading (servicing both levels) and approximately 1,500 sf of secured parking/yard area.

## Location

Located in the Port Town neighbourhood of East Vancouver, the property is situated along Franklin Street, between Victoria Drive and Salsbury Drive, and 1-block north of East Hastings Street. Nearby amenities include various restaurants, cafes, and craft breweries. This area offers excellent access to Downtown Vancouver, the Port of Vancouver, North Shore and the Trans-Canada Highway.

## Building features

Freestanding industrial building over 2-levels

Three (3) grade level loading doors

- Ground Level: one (1) 12' x 12' & one (1) 16' x 12'
- Second Level: one (1) 12' x 12'

13' - 15' clear ceiling heights

3-phase power (225 amp, 600 volts)

Three (3) washrooms

Floor drains on both levels

Forced-air heaters on both levels

HVAC in portion of ground level

Approximately 1,500 sf of secured parking/yard area at rear

## Floor plans

