

FOR LEASE

SHORT TERM LEASE OPTION

1696 Franklin Street

VANCOUVER, BC

Opportunity to lease a 7,000 sf warehouse, on a short term basis, strategically located in the heart of East Vancouver, ideal for storage warehousing.



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**AVISON
YOUNG**



SHORT TERM LEASE OPPORTUNITY

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Opportunity

Avison Young is pleased to present the opportunity to lease a free-standing industrial warehouse building with approx. 2,000 square feet of secure fenced yard in East Vancouver. The building is situated on a corner lot with direct exposure to both Franklin Street and Commercial Drive. The property is just an 8-minute drive from the Highway 1 and is surrounded by many amenities including cafes, shops, and restaurants.

Conveniently situated near main arterial roads, the property is well located in the Grandview-Woodlands neighborhood providing convenient access to both Downtown Vancouver and other Metro Vancouver regions.



Unit features



Short Term lease options



Two (2) grade loading doors



One (1) washroom



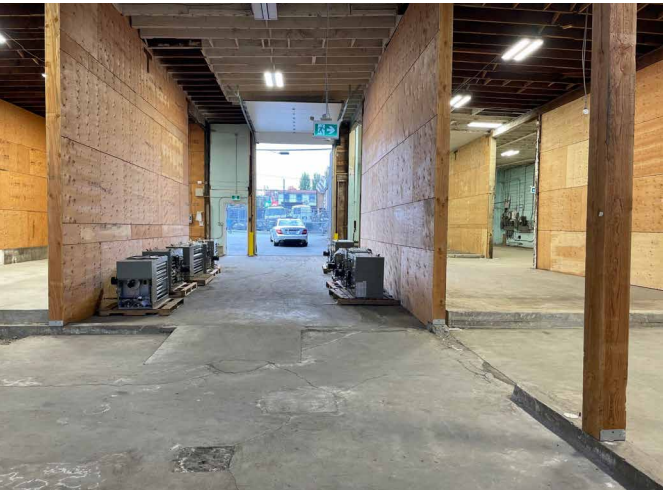
Secure fenced yard



Yard and loading access off Commercial Drive



Desirable access to major transportation routes



PROPERTY DETAILS

PROPERTY AREA

Warehouse 7,000 sf
Fenced yard 2,000 sf

**approximate*

ZONING

M-2 Industrial

ASKING LEASE RATE

\$17.00 psf NNN

ADDITIONAL RENT

\$10.21 psf, per annum

POSSESSION

Immediately

LOADING ACCESS

Two (2) grade loading doors

Door 1 15' h x 10' w

Door 2 10' h x 10' w

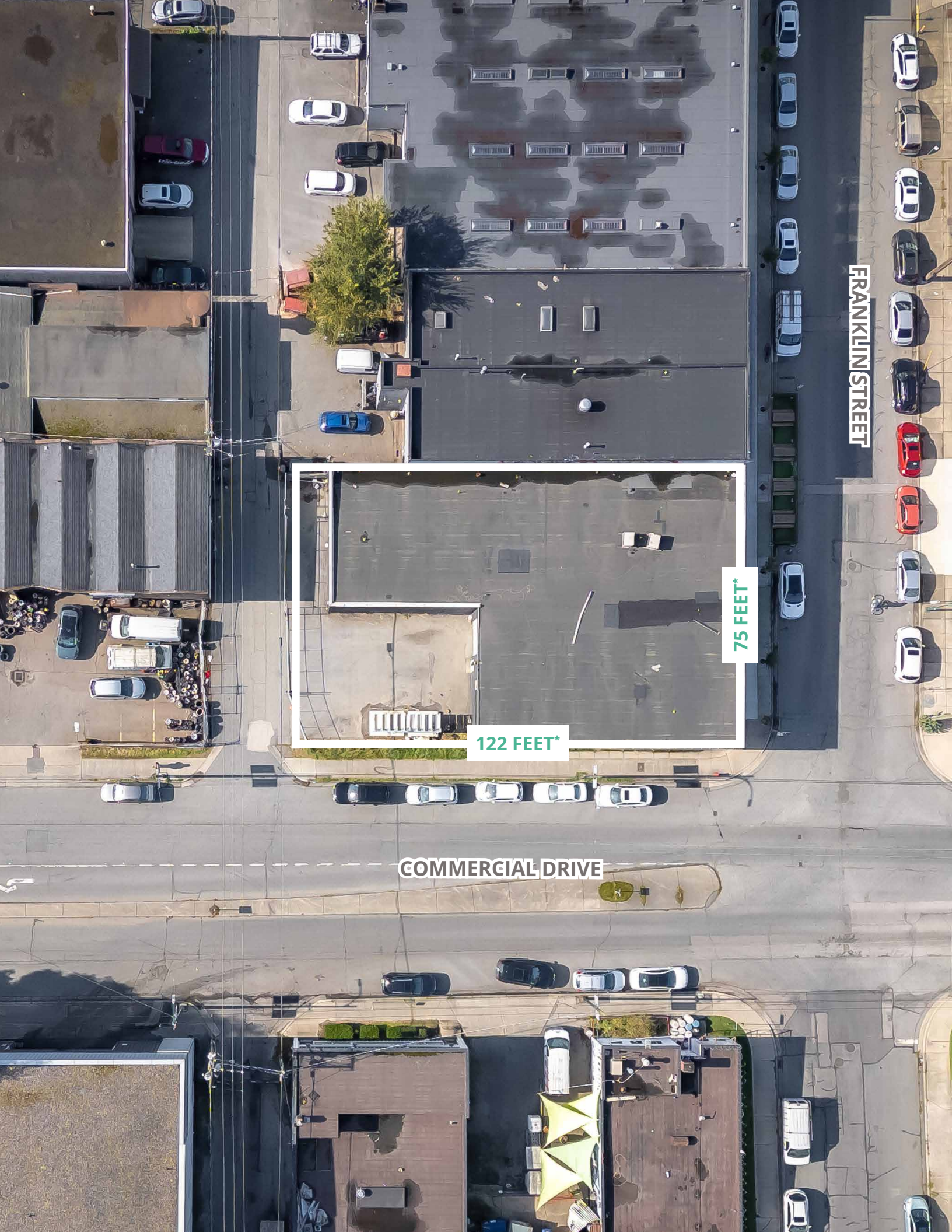
CEILING HEIGHT

16' to 17' clear height

POWER

200 Amps, 3-phase

200 Amps, 120/240 Volts, single phase



City of Vancouver market overview

- The fifth largest industrial market in Metro Vancouver
- Makes up 11% of the total industrial market in Metro Vancouver
- The vacancy rate has remained below or at 1.8% over the past two years
- Industrial lease rates have remained strong in the east Vancouver submarket consistently demonstrating over \$20.00 net psf

Location

- The subject space is located in the eclectic Grandview-Woodlands community of East Vancouver on the corner of Commercial Drive and Franklin Street, surrounded by a mix of eateries, micro-breweries, coffee shops and industrial operations.
- The New St. Paul's Hospital and Health Campus is located a 10 minute drive to the west, a 18 acre site located in the False Creek Flats, just behind the Pacific Central Train Station and the Main Street-Science World SkyTrain Station
 - The Port of Vancouver's Centerm Terminal is just a few block to the north – Canada's largest port
 - Downtown Vancouver is just a 5 minute drive to the west, and the Trans-Canada Highway (Hwy #1) a 5 minute drive to the east
 - The Property boasts excellent access and egress for both road and transit, situated just one block north of the major east-west arterial route of East Hastings Street and 2 blocks east of Clark Dr., a major transportation route, north-south

**Approximate*



Amenities

RESTAURANTS & CAFES

1.

Yolks
2.

Resurrection Spirits
3.

Storm Brewing LTD.
4.

Cafe Rosemary
5.

Waffle Haus Burger
6.

Fourth Avenue Treats
7.

Superflux Beer Company
8.

Container Brewing Ltd.
9.

Timbertrain Coffee Roasters
10.

Earnest Ice Cream

SHOPPING AND GROCERIES


1.


Dollarama
2.


Mike's NOFRILLS
3.

Gourmet Warehouse


New St. Paul's Hospital


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Construction is underway for a brand new, state-of-the-art St. Paul's Hospital
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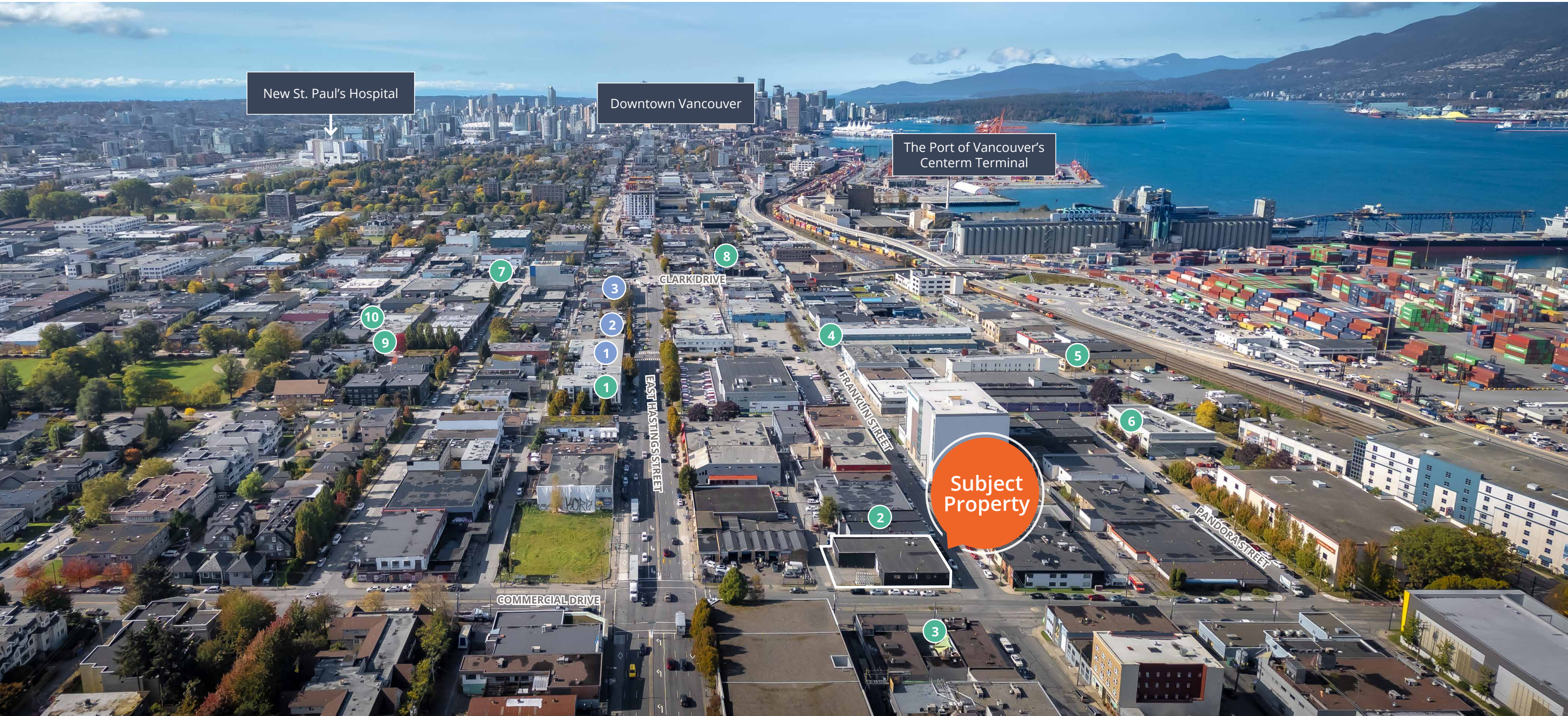
Expected to open in spring 2027, it will be nearly double the size of the current facility on Burrard Street
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The new hospital is part of the Jim Pattison Medical Campus, a larger health complex that will also include a Clinical Support and Research Centre

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Located at 1002 Station St. in False Creek Flats, the new St. Paul's will provide enhanced care to patients throughout British Columbia
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Features:
 - 11 storeys
 - 115 new beds (25% increase)
 - 54% more critical care capacity
 - Designed to withstand earthquakes and be operational for 72 hours after a power outage
 - 18 acre site



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