

FOR LEASE

# 1696 Franklin Street

VANCOUVER, BC

SHORT TERM LEASE OPTION

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.



**Stuart Wright\***, Principal  
604 647 5097  
[stuart.wright@avisonyoung.com](mailto:stuart.wright@avisonyoung.com)  
\*Stuart Wright Personal Real Estate Corporation

**Struan Saddler\***, Principal  
604 647 5077  
[struan.saddler@avisonyoung.com](mailto:struan.saddler@avisonyoung.com)  
\*Struan Saddler Personal Real Estate Corporation

**AVISON  
YOUNG**



**SHORT TERM LEASE OPPORTUNITY**  
**1696 Franklin Street**  
**VANCOUVER, BC**

### 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

### Unit features

Short Term lease options

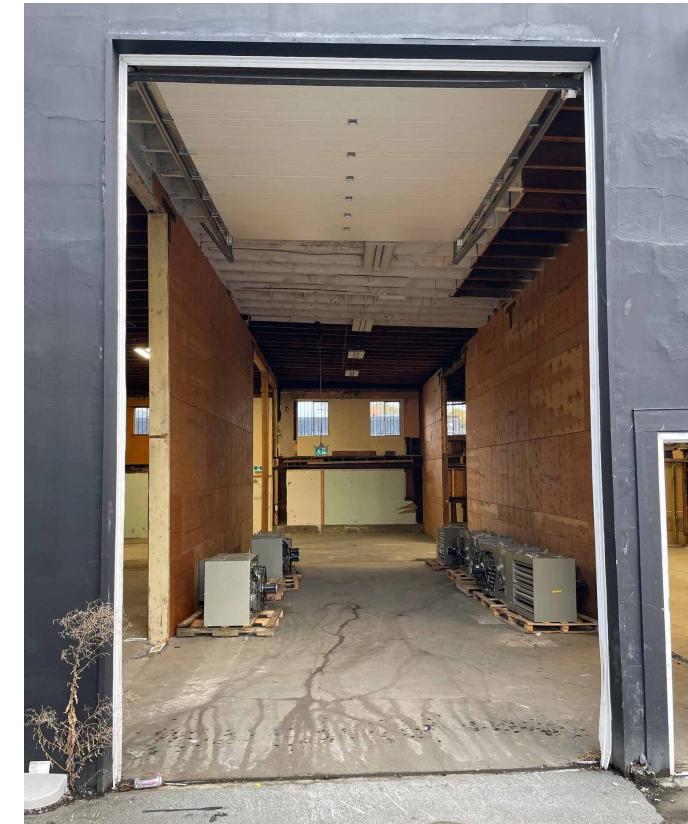
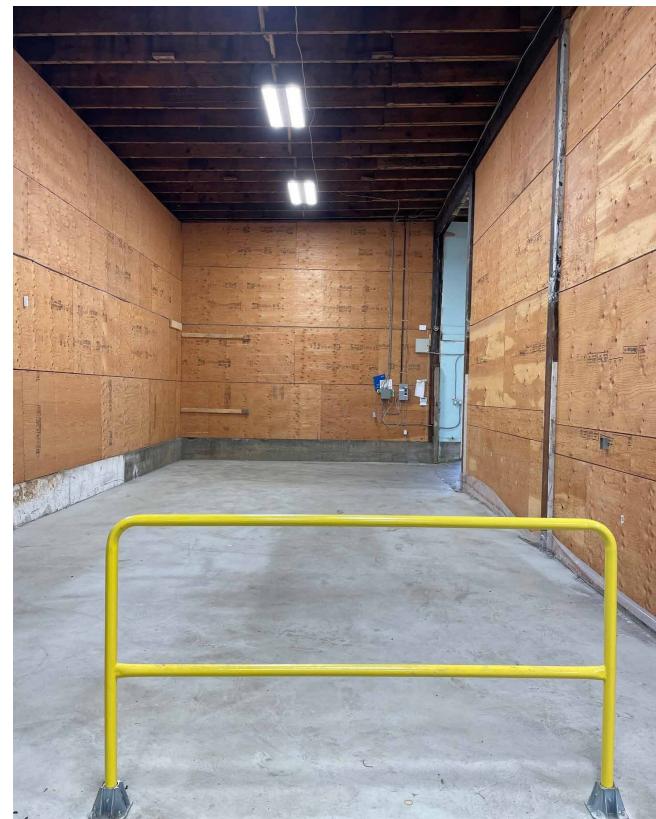
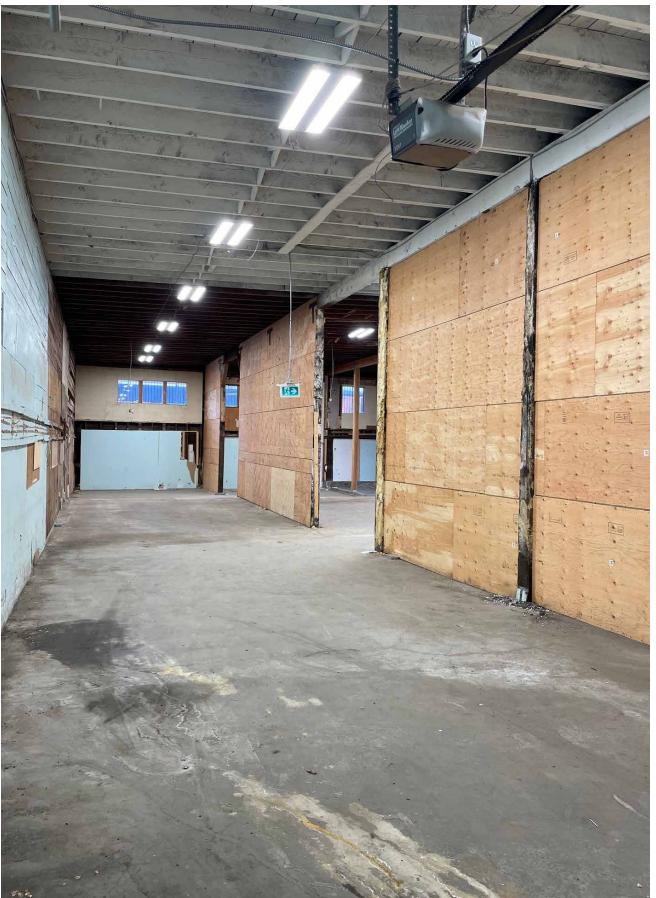
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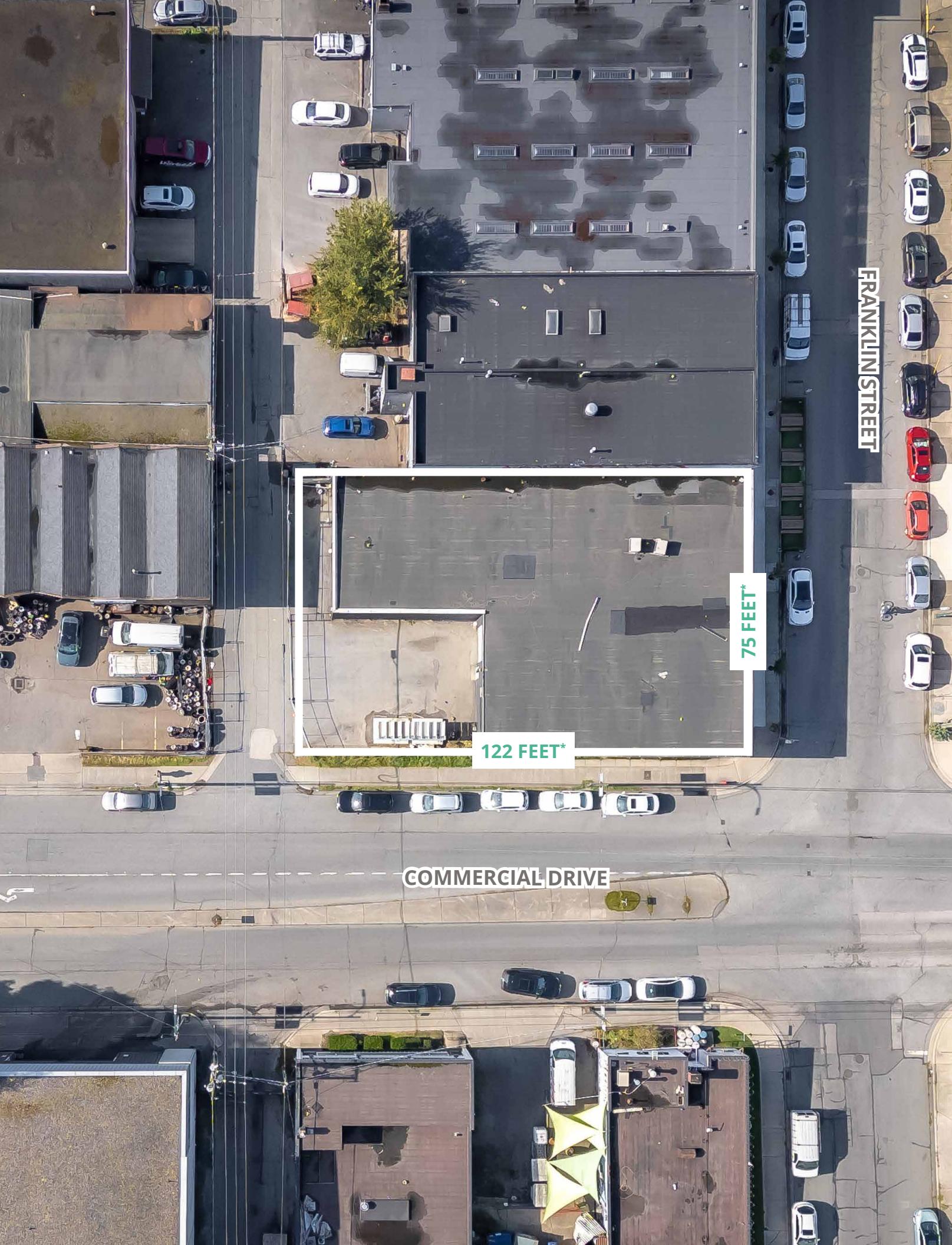
One (1) washroom

Secure fenced yard

Yard and loading access off Commercial Drive

Desirable access to major transportation routes





## 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 blocks 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 NORRILLS
3. Gourmet Warehouse

## New St. Paul's Hospital



Construction is underway for a brand new, state-of-the-art St. Paul's Hospital



Expected to open in spring 2027, it will be nearly double the size of the current facility on Burrard Street



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

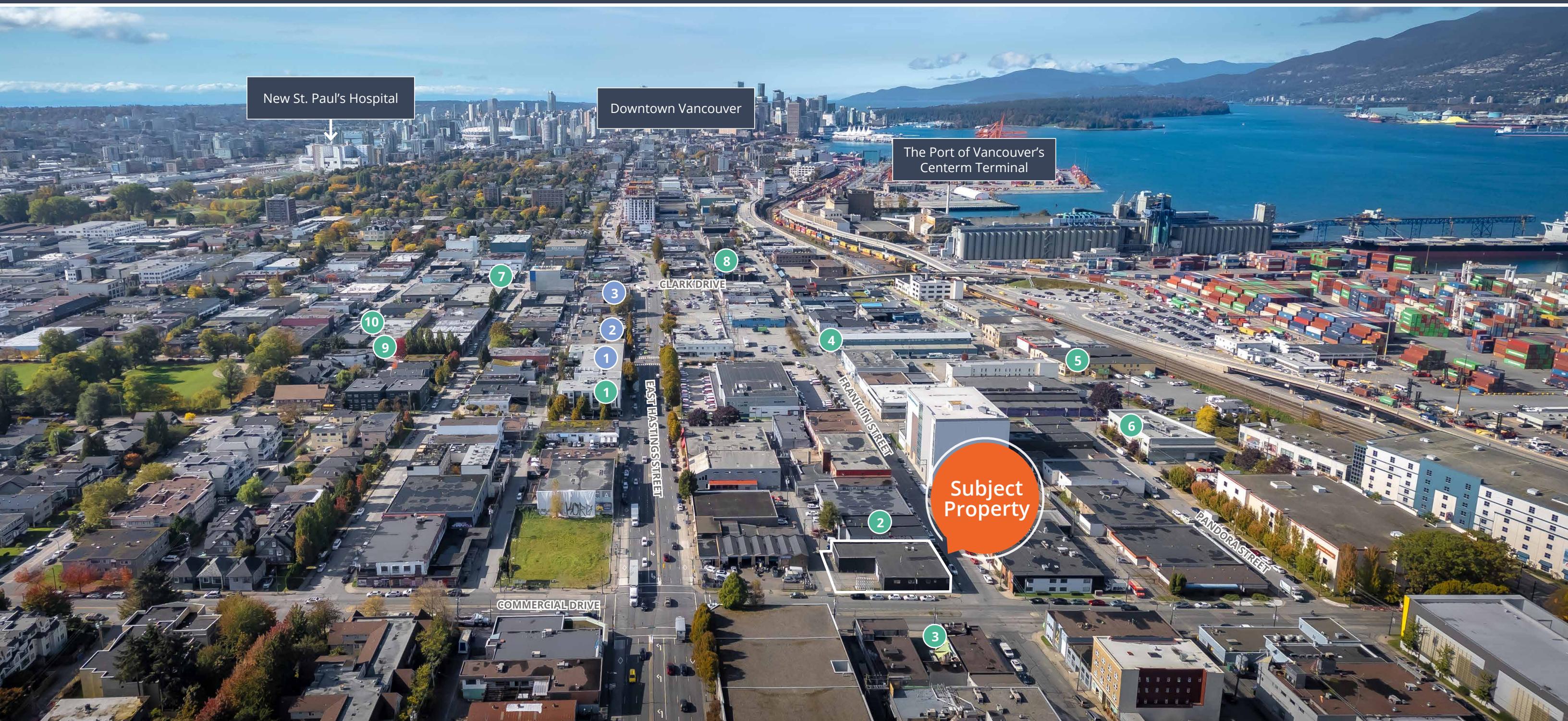


Located at 1002 Station St. in False Creek Flats, the new St. Paul's will provide enhanced care to patients throughout British Columbia



### 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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[avisonyoung.com](http://avisonyoung.com)

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