

FOR LEASE

1628 Marine Drive SE

VANCOUVER, BRITISH COLUMBIA



10,072 SF WAREHOUSE WITH DOCK LOADING

The Opportunity

1628 SE Marine Drive offers a ±10,072 SF warehouse opportunity with 20' clear heights and two dock loading doors, well-suited for a variety of industrial, showroom, or service-oriented users. Positioned along a high-exposure Marine Drive corridor, the property benefits from exceptional visibility and convenient access to key routes connecting Vancouver, Richmond, and Burnaby, making it an ideal location for businesses seeking both operational efficiency and strong branding presence.



AVAILABLE AREA

| | |
|------------------------|--|
| Warehouse | 10,072 SF |
| Zoning | IC-1 |
| Power | TBD |
| Clear Height | 20 feet |
| Loading | 2 dock doors |
| Availability | Immediately |
| Lease Rate | \$16.00 PSF |
| Additional Rent | \$6.03 PSF + 5% management fee on basic rent |

Building Highlights



Great branding exposure on Marine Drive



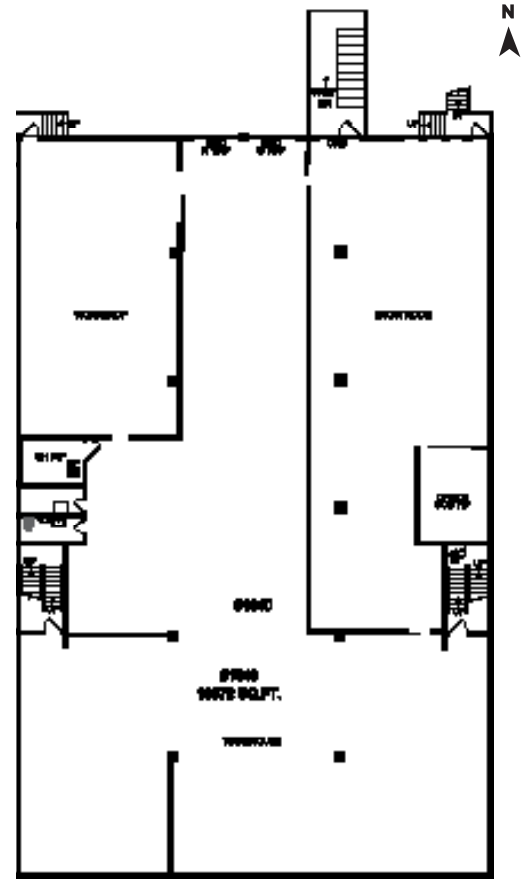
Well maintained showroom



LED lighting



Strong highway access



*NOT TO SCALE

The property is ideally situated along one of Vancouver's primary east-west arterial corridors, offering strong connectivity throughout the city and to nearby municipalities. The property enjoys convenient access to the Knight Street Bridge, Boundary Road, and Marine Way, enabling efficient travel to Burnaby, Richmond, and the greater Metro Vancouver region. Located within well-established residential communities, the site benefits from steady local traffic, making it well-suited for retail and service-oriented uses. Nearby commercial hubs along SE Marine Drive and Victoria Drive feature a diverse mix of shops, restaurants, and everyday amenities, enhancing both customer draw and employee convenience.

Location



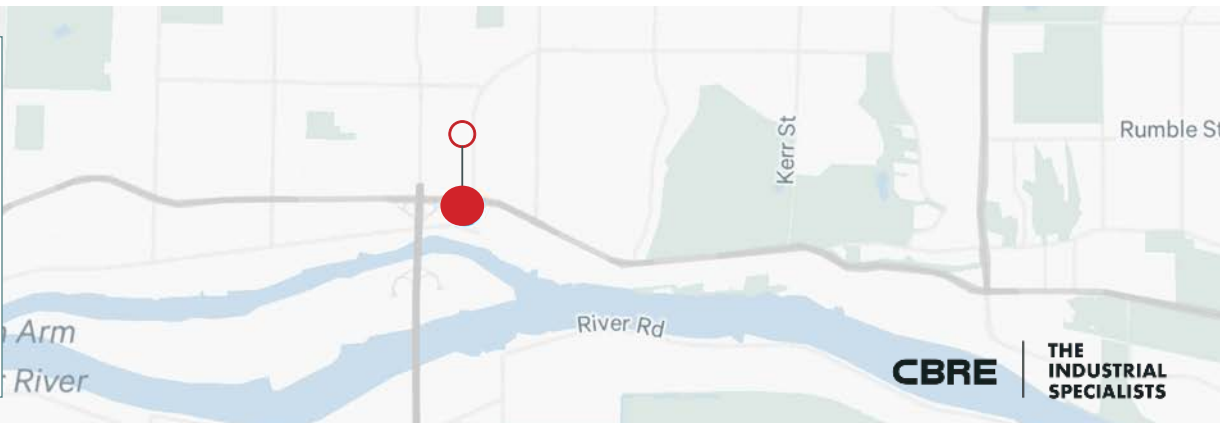
9 mins drive to YVR



38 mins drive to Delta port



12 mins drive to Richmond City Centre



Contact us for more information

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