

FOR LEASE | INDUSTRIAL  
**158 WEST 5TH AVENUE**  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- **Main & Cambie Freestanding Industrial Building**
- **4,559 SF Office/Warehouse/Production Space**

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## 158 WEST 5TH AVENUE

### VANCOUVER, BC

#### Available Area

4,559 SF

*\*All measurements are approximate and must be verified by the tenant*

#### Lot Size

49.5' x 122'

#### Lease Rate

\$19.00 PSF

#### Taxes & Operating Costs

\$19.90 PSF (2026 estimate)

#### Lease Term

3-5 years or longer

#### Availability

Immediate

#### Features

- ▶ Front office/rear loading
- ▶ Covered loading area with two (2) dock loading doors
- ▶ New loading door
- ▶ On-site parking
- ▶ Private offices and open areas
- ▶ Signage opportunity
- ▶ 3-phase power
- ▶ 10' to 12' ceiling height
- ▶ 2 washrooms
- ▶ Gas-forced air heaters



#### Location

The subject property is located on the south side of West 5th Avenue, just east of Columbia Street in Vancouver's desirable False Creek industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor, and busy Main & Cambie Streets.

#### Zoning

I-1 (Light Industrial District) – allows for a wide array of storage, wholesaling, distribution, office and some service-based businesses.



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