

1338 CLARK DRIVE, VANCOUVER
INDUSTRIAL FENCED LOT

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

NATHAN ARMOUR

PERSONAL REAL ESTATE CORPORATION

nathan@williamwright.ca

604.545.0636



Salient Facts



SIZE
± 9,670 SQFT



BASIC RENT
\$6.00/FT

ADDITIONAL RENT
\$6.14/FT



ZONING
I-2 (Industrial)

MONTHLY RENT
\$9,782.81 + GST



Fully fenced lot with gate on Clark Drive for added security



Exceptional connectivity to major arterial routes for easy transportation of goods and services



Convenient alley located at the back of the property for loading and unloading



Great signage opportunity with excellent visibility on Clark Drive, providing maximum exposure for businesses

1338 Clark Drive, Vancouver

Opportunity to lease a prime industrial lot in the heart of East Vancouver's Grandview-Woodland area. This fully fenced property, previously used for vehicle parking and container storage, offers a build-to-suit opportunity or a long-term lease option. With a gate on Clark Drive and an alley at the back, the lot provides maximum security and easy access to Downtown Vancouver and other major arterial routes.



DOWNTOWN VANCOUVER – 11 MIN DRIVE

FUJIYA FOODS

NW SEAT COVERS

ZIMT CHOCOLATES

STRANGE FELLOWS BREWING

CLARK DR

BURNABY – 23 MIN DRIVE

VCC-CLARK STATION – 4 MIN DRIVE

92
WALKER'S
PARADISE

LOCATION

Clark Drive is a bustling arterial road that runs through East Vancouver's vibrant Grandview-Woodland area. With a mix of residential and commercial properties, this area is known for its dynamic community and bustling activity. The street offers excellent connectivity to major transportation routes, making it a convenient and accessible location for businesses. As a gateway to downtown Vancouver and the rest of the Lower Mainland, Clark Drive is a prime location for businesses looking to establish a strong presence in this thriving neighborhood.

FOR MORE INFORMATION CONTACT

NATHAN ARMOUR
PERSONAL REAL ESTATE CORPORATION
nathan@williamwright.ca
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williamwright.ca



Vancouver Office
430-605 Robson Street
Vancouver, BC
604.428.5255

New Westminster Office
350-522 7th Street
New Westminster, BC
604.545.0636

Fraser Valley Office
210-8029 199th Street
Langley, BC
604.546.5555

Central Island Office
100B-154 Memorial Avenue
Parksville, BC
250.586.1226

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617