



1320 East 3rd Avenue & 1311 East 4th Avenue

Excellent exposure to Clark Drive

5,600 sq ft units to 12,320 sq ft available

East Vancouver's best value

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LOCATION:

The property is well located in the East Vancouver industrial area. This location offers excellent exposure to Clark Drive with access to the downtown core only minutes away. Specifically, the property is located on the east side of Clark Drive two blocks south of 1st Avenue.

BUILDING AREA:

Unit	Available	Sq Ft	Lease Rate
1320 East 3rd Ave	2nd Floor	5,600	\$7.50 / sq ft
1311 East 4th Ave	2nd Floor	6,720	\$6.50 / sq ft

FEATURES:

- Elevator Service
- Dock & grade level loading doors
- Private washrooms
- Ample natural light (new windows)
- Heavy electrical power
- Open office area / showroom / private offices
- +/- 10' ceiling height (approx.)
- Newly painted facade
- Fenced & paved parking lot

ESTIMATED OPERATING COST & TAXES (2009):

\$3.60 per sq ft per annum

LEASING TERM:

3 - 5 years

AVAILABLE:

30 days notice required

ZONING:

I-2 (Industrial) - Zoning permits a wide variety of office/warehouse, storage, distribution, wholesale manufacturing and services.

