



**2015 Columbia Street
Vancouver BC**

9,516 sq ft freestanding facility

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LOCATION:

Situated on the southwest corner of 4th Avenue and Columbia Street, just east of Cambie Street, this area is home to many service oriented businesses, wholesaling, and light manufacturing operations. This location offers excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.

BUILDING FEATURES:

- Corner location
- Grade loading from the lane
- 14 foot clear ceiling height in warehouse (approx)
- Washrooms facilities
- Concrete block construction
- Ample parking available
- Heavy power (347/600 volts, 200 amp, 3 phase power)
- Showroom / office area (build to suit)
- Gas forced air heating

BUILDING AREA:

Office/Showroom:	1,350 sq ft
Warehouse:	8,166 sq ft
Total:	9,516 sq ft*

* Please note additional 3,045 sq ft 2nd floor office may be available, Ask Agent

AVAILABILITY:

Immediate

ZONING:

I-1 (Light Industrial) - Allows for most manufacturing, showroom, storage, wholesaling, distribution, and some sales and service businesses

RENTAL RATE:

\$9.75 per sq ft per annum

LEASING TERM:

3 - 5 years or longer

TAXES & OPERATING COSTS (2010) APPROX:

\$5.45 per sq ft per annum