



65 West 7th Avenue, Vancouver, BC

6,758 sq ft unit available

FOR MORE INFORMATION PLEASE CONTACT:

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LOCATION:

The subject property is well located in the Cambie and Main industrial area of Vancouver. This convenient location provides easy access to the downtown core, the Broadway Corridor and offers many employee amenities nearby such as restaurants, banks, shopping and a park. Specifically, the property is located on the north side of West 7th Avenue between Manitoba Street and Ontario Streets.

AVAILABLE AREA:

65 West 7th	Size	Loading Doors
Warehouse	5,493 sq ft	2 Dock Doors
Office	1,265 sq ft	
Total	6,758 sq ft	

AVAILABLE:

Immediate

LEASING TERM:

3 - 5 years

ZONING:

I-1 (Light Industrial)

FEATURES:

- Recent renovations
- Private washrooms
- Ample natural light
- Three phase power
- Open office area / showroom
- Kitchen area
- 12' ceiling height
- Next to Jonathan Rogers Park

LEASE RATE:

\$10.00 per sq ft triple net

ESTIMATES OPERATING COST (2008):

\$3.75 per sq ft