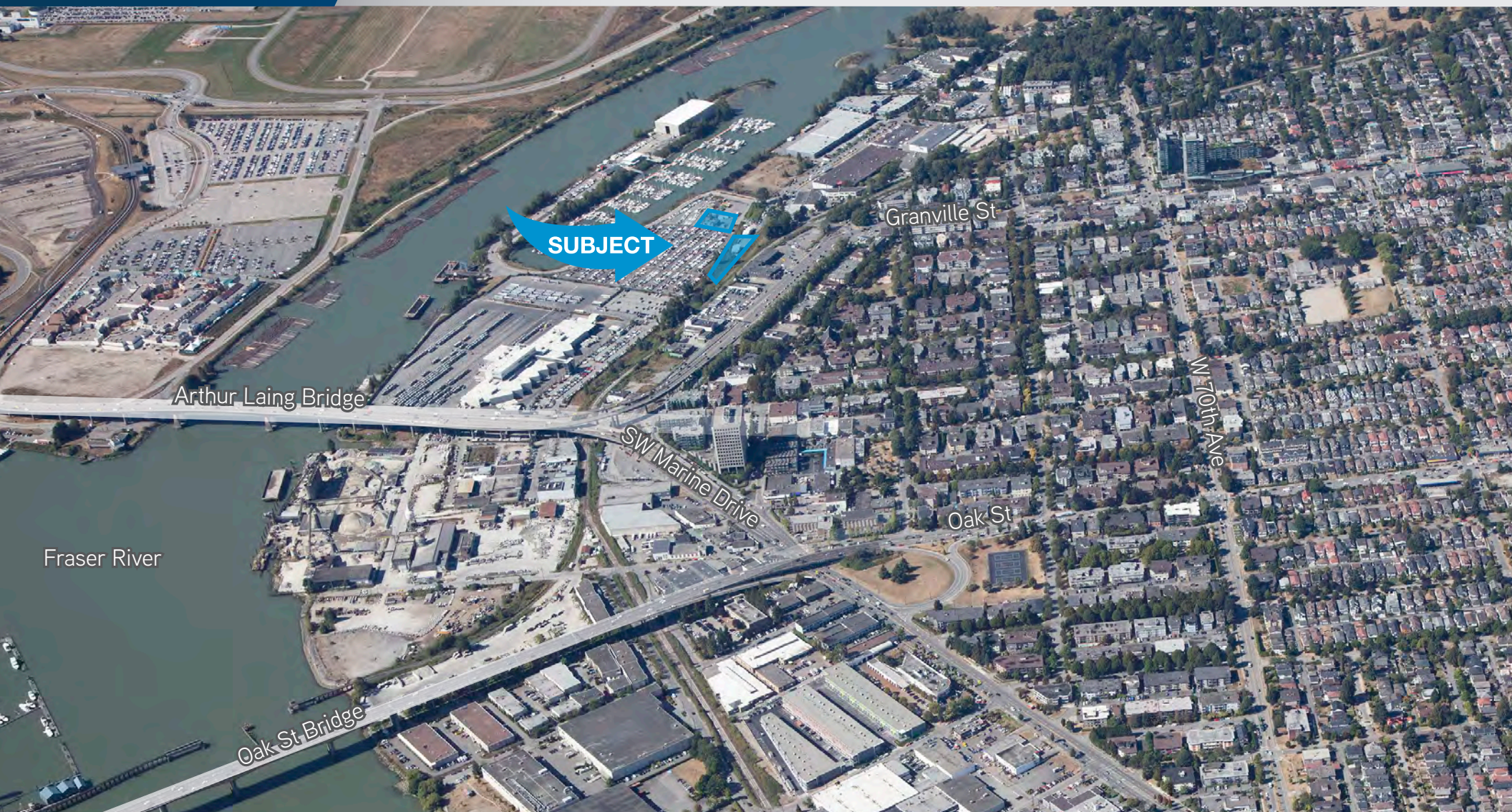


FOR LEASE

9150 BENTLEY STREET, VANCOUVER, BC



INDUSTRIAL AND WATER USE DEVELOPMENT

DON VINER

Vice President

604 662 2613

don.viner@colliers.com

Colliers International
200 Granville Street | 19th Floor
Vancouver, BC | V6C 2R6
604 681 4111





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THE LOCATION

Situated in South Vancouver on the Fraser River and overlooking Vancouver International Airport this site boasts unparalleled access to the North Arm of the Fraser River and the Strait of Georgia.

In addition, this exceptional site is strategically located so as to afford quick and easy access to Vancouver International Airport, Downtown Vancouver and most of Vancouver's primary arteries including Marine Drive.

9150 Bentley Street also benefits from a high degree of visual exposure to the Arthur Laing Bridge and further offers convenient access to the Cities of Richmond and Burnaby, the Oak Street Bridge, Highway 99 to the Canada/US Border with connections eastbound to Highway 91 to the Lower Fraser Valley and Central BC.

SITE DESCRIPTION

This unique property is level, environmentally clean and ideally suited to outside storage uses. Totalling approximately 16 acres in size, this site has waterfront access and can be entered from either Bentley Street or 75th Avenue, both of which are approached from Milton Street.

Portions of the property have been leased, however, there are currently two (2) secured lots totalling one (1) acre available for lease. The site has been filled, graded, is topped with a layer of crushed asphalt and is secured by chain link fencing.

This is absolutely an ideal location for those seeking a large parking area and/or simply outside storage with quick access to major traffic arteries.

PROPERTY OVERVIEW

Civic Address:	9150 Bentley Street, Vancouver, BC
	Parcel Identifier: 007-044-640
Legal Description:	Plan #BCP9773, Block 1, Land District 36, District Lots 318, 3869 and 3871
Site Size:	One quarter (1/4) to one (1) acre available
Zoning:	M2 Industrial Zoning - allows a wide range of industrial uses including outside storage and parking uses.
Operating Costs & Taxes:	Estimated at \$0.43/SF
Lease Rate:	\$2.25/SF net
Lease Term:	One (1) to three (3) year lease term
Availability:	Immediate

KEY HIGHLIGHTS

- Access to the North Arm of the Fraser River and the Strait of Georgia
- Access to Vancouver International Airport, Downtown Vancouver, the Cities of Richmond and Burnaby, the Oak Street Bridge and Highway 99 with connections to Highway 97
- Waterfront access
- Large parking area
- Site has been filled, graded and topped with crushed asphalt
- Zoning permits a wide variety of uses



The property has waterfront access to the Fraser River.

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