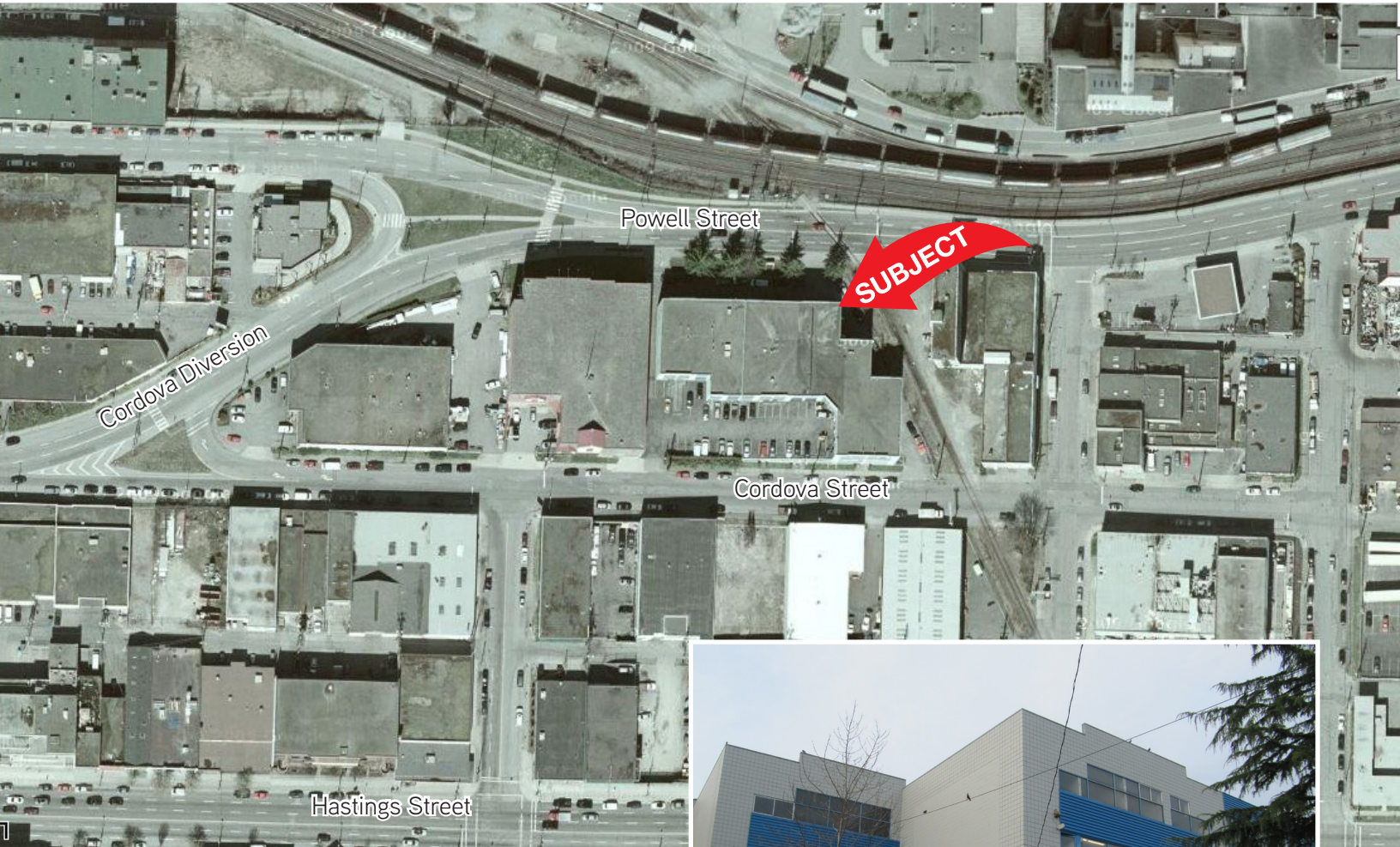


FOR LEASE > INDUSTRIAL

# 2,500 SF Office/Warehouse with Powell Street Exposure

UNIT 105 - 950 POWELL STREET, VANCOUVER, BC



## Contact Us

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## Location

This office/warehouse space is located less than 5 minutes from downtown Vancouver's business district on Powell Street/Cordova Street traffic diversion. Being situated here offers a business excellent access to the Downtown core, port facilities and major transportation routes, as well as signage exposure to the busy Powell Street corridor.

## Building Amenities

- > One (1) large grade level loading door
- > One (1) washroom
- > Concrete floors
- > Three phase power
- > 18' clear ceiling heights
- > Three (3) parking stalls

## Available Area

Main Floor Office	550 SF
Second Floor Office	550 SF
<u>Warehouse</u>	<u>1,400 SF</u>
<b>Total</b>	<b>2,500 SF</b>

*\*All measurements are approximate*

## Zoning

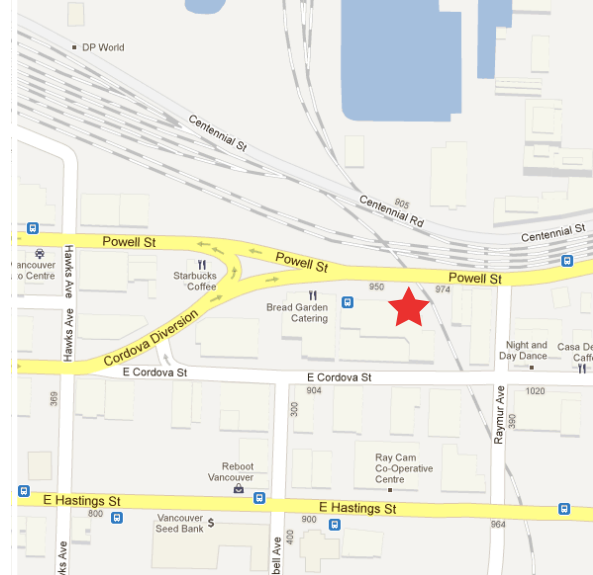
M-2: Permitting a wide variety of warehousing, manufacturing, distribution and some service uses.

## Asking Lease Rate

\$15.00 PSF

## Taxes and Operating Costs (2019)

\$6.01 PSF



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