

FOR LEASE

520 East Kent Avenue South

VANCOUVER, BC



First Class Distribution Warehouse with
Racking, Quality Office & Showroom
Improvements

CBRE

THE
INDUSTRIAL
SPECIALISTS

520 East Kent Avenue South

VANCOUVER, BC

Property Details

RENTABLE AREA	Ground Fl Showroom:	1,600 sq. ft.
	Second Fl Showroom/Office:	2,814 sq. ft.
	Warehouse:	13,666 sq. ft.
	*TOTAL AREA:	18,080 sq.ft.

AVAILABILITY Immediately

ASKING RATE ~~\$20.00~~ \$17.95 per sq. ft.

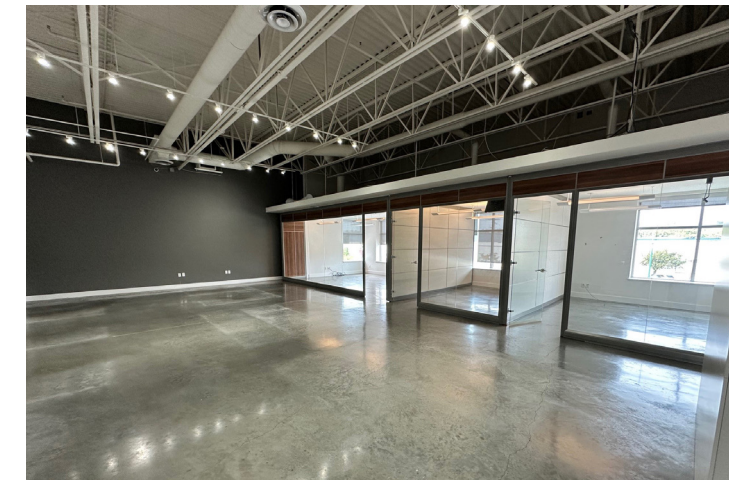
OP. COSTS \$6.62 per sq. ft. (2025 estimate)
+ 5% management fee

ZONING M-2
Allows a wide variety of industrial uses

Property Features

- 26' clear ceiling height
- Three (3) dock loading doors with bumpers and hydraulic levelers
- One (1) grade level loading door
- Racking included
- ESFR sprinklers allowing maximum cubic storage for a large variety of product types
- 500 lb. floor load capacity
- 600 volt/300 amp, 3 phase power
- T5 high output fluorescent lighting
- Eighteen (18) parking stalls
- Polished concrete floors on ground and second level offices
- Highly built-out offices (lunchroom / showroom)

**All areas are approximate and to be confirmed by the tenant.*





LOCATION OVERVIEW

The South Vancouver market is home to numerous multi-national and national corporations and is a highly sought after area based on its proximity to Vancouver International Airport (YVR) and several major transportation routes. The area is comprehensively serviced by public transit and will offer enhanced access for commuters upon the completion of the Canada Line RAV system.

CONNECT WITH US FOR MORE INFORMATION

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