

**FOR LEASE  
FREESTANDING INDUSTRIAL  
BUILDING IN STRATHCONA**



**1223 FRANCES STREET  
VANCOUVER, BC**

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**CBRE**

# Industrial | For Lease

1223 FRANCES STREET, VANCOUVER

## PROPERTY DETAILS

### Building Area\*

Main Floor: 4,100 SF  
Shipping Area: 475 SF  
2nd Floor: 4,100 SF  
Total: 8,675 SF

\*Approximately

### Zoning

I-2

Allows for a wide range of uses including artist studios a wide range of manufacturing uses including but not limited to clothing, furniture and machinery manufacturing, printing and publishing, wholesale and warehousing.

### Taxes & Op. Costs

\$8.90 PSF (2024 est.)

### Lease Rate

\$14.50 PSF, triple net

### Availability

Immediately

## FEATURES



Freestanding building



Ample natural light throughout warehouse and office areas



Main floor ceiling height: 8'4" to 9'10"  
2nd floor ceiling height: 9' to 10'3"



Air conditioned



1 grade loading door



Sprinklered



Approx. 930 SF of finished main floor office area featuring open plan and three private offices



Washroom facilities on Main and 2nd Floor



3-phase power



Fenced & secure parking area of approx. 1,150 SF





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## LOCATION

1223 Frances Street is ideally located southwest of the major intersection at Clark Drive and Hastings Street in the vibrant Strathcona neighbourhood. This location provides convenient access to Downtown Vancouver, the Port of Vancouver, Gastown and major traffic arteries servicing Metro Vancouver.

Strathcona features a diverse mix of coffee shops, restaurants and craft breweries including Timbertrain Coffee Roasters, Uprising Bakery, Takenaka, Pink Pearl, Yolk's, Superflux Beer Company and Off the Rail Brewing Co. Strathcona is recognized as one of the premiere locations in Vancouver for businesses to operate, due to the proximity of Downtown Vancouver and the abundance of amenities, with many life sciences, technology, film production and wholesale companies currently established in the area.

**94**



**BIKE SCORE**

**89**



**WALK SCORE**

**69**



**TRANSIT SCORE**

## FOR MORE INFORMATION CONTACT

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SOURCE: WALKSCORE.COM

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