

UPDATED PRICING
\$17.95 PSF

MOVE-IN READY!

FOR LEASE

MARINE DRIVE INDUSTRIAL CENTRE



455 E KENT AVENUE NORTH

UNITS 22 & 31
VANCOUVER, B.C.

CBRE

THE
INDUSTRIAL
SPECIALISTS

PROPERTY DETAILS

UNIT	SIZE (SF)	DOCK DOORS
22	38,907 SF	9
31	21,450 SF	5
TOTAL	60,357 SF	14

CEILING HEIGHT 24' clear

ZONING I-2 Allows for a wide range of industrial uses

POWER 3-phase, 600 amps/600 volts

BASIC RENT ~~-\$20.00 PSF~~ **\$17.95 PSF**

OPERATING COSTS \$8.83 PSF (2026 est.)

AVAILABILITY Immediately

BUILDING FEATURES

- » ESFR sprinklers in both units
- » Efficient warehouse/distribution space with ample truck maneuvering room
- » 14 dock loading doors for large trucks/trailers on West front of premises
- » Ability to add additional dock doors
- » After hours & weekend security patrols
- » Convenient transit access
- » Professionally managed by Morguard



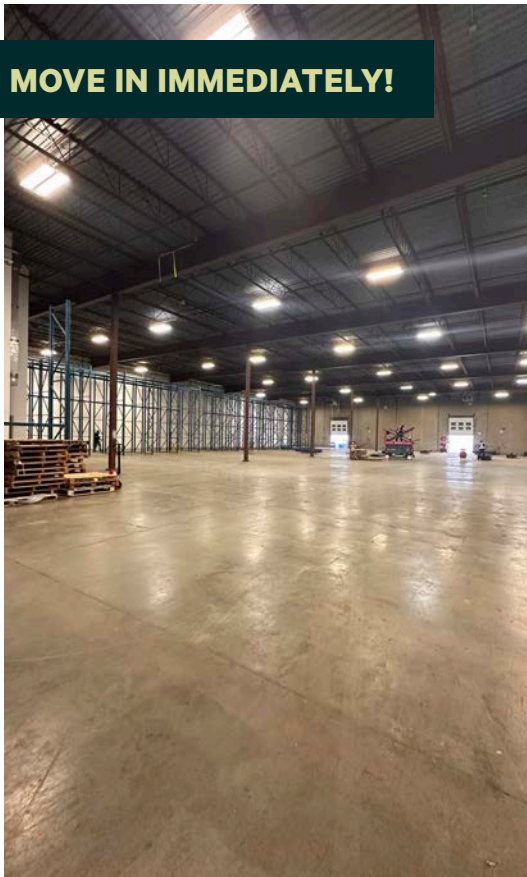
**HIGH QUALITY WAREHOUSE/
DISTRIBUTION FACILITY**



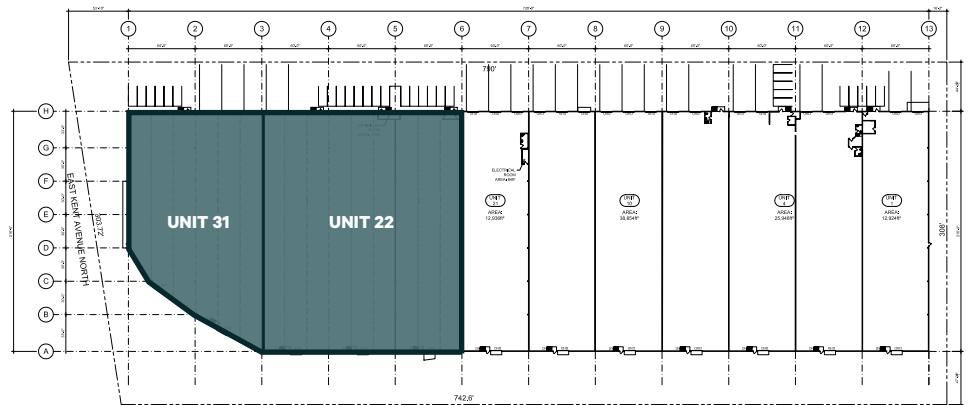
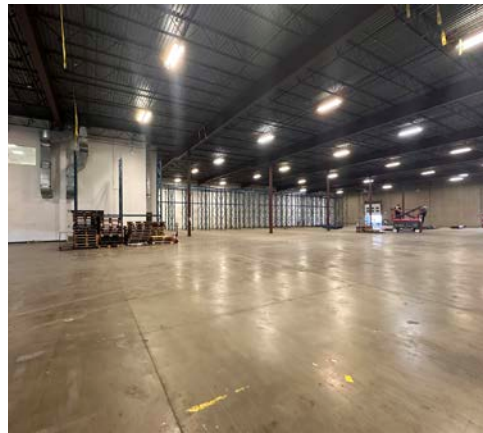
Marine Drive Industrial Centre is centrally located in the Southeast Marine Drive area of Vancouver. There is quick and convenient access to major transportation routes including Marine Drive, Knight Street and Oak Street Bridges, which connect to Highways 91/99 serving Greater Vancouver.



Morguard
Real Estate Potential. Realized.



MOVE IN IMMEDIATELY!



CONNECT WITH US FOR MORE INFORMATION

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