

FOR LEASE

**8250 BORDEN STREET
VANCOUVER, B.C.**



LOCATION

This warehouse property is located on the corner of Borden Street and E. Kent Avenue, Vancouver B.C. - just one block east of the Knight Street Bridge and ½ block south of S.E. Marine Drive. The Knight Street Bridge is an important thoroughfare in Vancouver going south into Richmond and Delta and going north to Vancouver's Downtown area.

ZONING

The site is zoned I-2 which allows a wide range of warehousing, wholesaling and vehicle parking.

IMPROVEMENTS

The light industrial building was constructed with concrete floors, steel columns, concrete block walls and has a tar and gravel roof. The building is fully serviced and heated by overhead suspended forced air unit heaters. Approximately 23,732 square feet of rentable area is available for lease.

BUILDING FEATURES

- Three dock level loading doors
- 24-foot ceiling height

TAXES & OPERATING COSTS

Estimated at \$2.30 per sq. ft. (2011)

RENTAL RATES

\$6.25 per square foot triple net

AVAILABILITY

Immediate

For more information, please contact



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Location Map



E. & O.E. All information while supplied by owner and from other sources deemed reliable, is not in any way warranted by Prospero International Realty Inc.



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Floor Plan

