

# The Offering

CBRE Limited is pleased to present the opportunity to lease 1481 Franklin Street (the "Property") – a 16,443 SF, well-maintained industrial building located along Franklin Street in between Clarke and McLean Drive in Vancouver, B.C.

Located on a 0.6-acre site, 1481 Franklin Street offers 4 grade doors, a 7,500 SF yard, and 2,443 SF of mezzanine office & kitchen space. The Property is situated in the Portside industrial node of Cedar Cove within the Grandview-Woodlands Community Plan, which is a dynamic industrial area that is conveniently located less than 5 minutes away from Downtown Vancouver. The Property benefits from its location in proximity to notable businesses partly showcased through the amenity map on the last page of this brochure.



Property Details

Site 0.60 Acre
Size 16,443 SF Building
Warehouse 14,000 SF
Office & Kitchen 2,443 SF
Yard 7,500 SF

Ceiling Height

22' clear height in warehouse

**Loading Doors** 4 grade doors

Zoning M-2

Power 400 amps/600 volts

Additional Rent \$7.50 PSF (2024 est.)

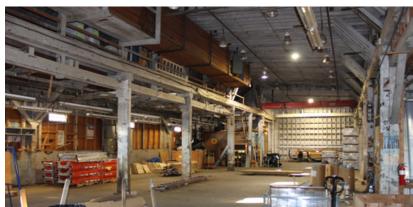
Net Rate \$17.50 PSF

**Availability** 60 days notice



Includes 7,500 SF of paved yard space







### 1481 Franklin Street, Vancouver

**Drive Times** 

1 min

10 mins

Downtown Vancouver

15 mins

 $35 \mathop{mins}_{\scriptscriptstyle YVR\; Airport}$ 

45 mins

### Connect with us for more information

#### **Luc Soares**

Sales Associate Industrial Properties Group 778 372 1938 luc.soares@cbre.com

#### **Ed Ferreira**

Personal Real Estate Corporation Senior Vice President Industrial Properties Group 604 662 5122 ed.ferreira@cbre.com

## **CBRE**

THE INDUSTRIAL SPECIALISTS