

REDUCED RATE

FOR LEASE

1481

Franklin Street

VANCOUVER, BC

Heavy Power Manufacturing Facility

16,443 SF on 0.60 Acres



CBRE

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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.



<i>Property Details</i>		Site	0.60 Acre	Loading Doors	4 grade doors
	Size	Warehouse	16,443 SF Building	Zoning	M-2
		Office & Kitchen	14,000 SF	Power	400 amps/600 volts
		Yard	2,443 SF	Additional Rent	\$7.50 PSF (2024 est.)
			7,500 SF	Net Rate	\$17.50 PSF
	Ceiling Height		22' clear height in warehouse	Availability	60 days notice



Includes **7,500 SF** of paved yard space





1481 Franklin Street, Vancouver

Drive Times

1 min
Vancouver Port

10 mins
Downtown Vancouver

15 mins
Burnaby

35 mins
YVR Airport

45 mins
Delta Port

Connect with us for more information

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