



FOR LEASE
SOUTH WEST MARINE DRIVE BUSINESS CENTRE
#10 - 942 South West Marine Drive, Vancouver, B.C.
Corner Unit with Road Frontage Exposure to S.W. Marine Drive



LOCATION: The property is ideally situated in South Vancouver's industrial district, along Southwest Marine Drive. The buildings are approximately 5 minutes from the main terminal building at Vancouver International Airport via the Arthur Laing Bridge, 15 minutes from Downtown Vancouver via Granville Street and 30 minutes from the U.S. border via the Oak Street Bridge.

BUILDING DESCRIPTION: The building was completed in 1978 and is finished in a decorative concrete block, aluminium windows and doors, with metal loading doors.

Ceiling Height: 20 feet clear

Hydro: 3 phase, 120/208 volt, 60 amps. (To be verified by Tenant)

Loading: Grade level - one door (10 ft. wide x 10 ft. high) per 985 square feet.

Floor Load: 350 lbs. per sq.ft. reinforced concrete slab on compacted gravel.

Heating: Overhead gas fired ceiling units, office - electric baseboard.

Lighting: Ceiling hung fluorescent available in most bays.

ZONING: M-1 General Industrial

AREA: 1,677 square feet

LEASE RATE: \$12.00 per sq. ft. plus HST or \$1,677.00 plus H.S.T. per month

OPERATING COSTS & TAXES: \$6.17 per sq. ft. plus HST or \$862.25 plus H.S.T. per month

AVAILABLE: August 1, 2010

FOR FURTHER INFORMATION, PLEASE CONTACT
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