

403

# East Kent Avenue North

VANCOUVER, BC

FOR SUBLEASE - UNIT 15







# OVERVIEW

Marine Drive Industrial Centre consists of 4 buildings totaling over 420,000 SF and is centrally located in South Vancouver. The property provides easy access to major transportation routes including Marine Drive, Knight Street and Oak Street Bridges, which connect to Highways 91 and 99. It also provides quick access to the Vancouver International Airport via Arthur Laing Bridge and to Downtown Vancouver via Cambie and Main Streets.







## PROPERTY DETAILS

Address	403 East Kent Ave North
Size	37,453 SF
Zoning	I-2: Allows for a wide range of industrial uses
Lease Rate	Contact Listing Agents
Additional Rent	\$8.52 PSF (2025)
Sublease Term	February 27, 2029
Availability	Contact Listing Agents

- ★ Efficient warehouse/distribution with existing office improvements
- ★ Ability to demised to a smaller size
- ★ After hours & weekend security patrols
- ★ Convenient bus route link to Marine Gateway Sky Train
- ★ Professionally managed by Morguard

# Building Features

-  **LOADING**  
Seven (7) dock doors
-  **SPRINKLERS**  
Fully sprinklered
-  **TEMPERATURE SYSTEMS**  
Gas Forced Air in the warehouse.  
HVAC in the office
-  **CEILING HEIGHT**  
23' clear
-  **POWER**  
500 A/600 V/3-phase







## NEIGHBOURHOOD

- |                    |                                   |
|--------------------|-----------------------------------|
| 1 Canadian Tire    | 6 McArthurGlen Designer Outlet    |
| 2 Starbucks        | 7 Vancouver International Airport |
| 3 Costco Wholesale | 8 Fraserview Golf Course          |
| 4 Aberdeen Centre  | 9 Marshalls                       |
| 5 Lansdowne Centre | 10 Langara Golf Course            |

## DRIVE TIME

**10 Minutes**

Vancouver int'l. Airport

**25 Minutes**

Downtown Vancouver

**30 Minutes**

Deltaport

**40 Minutes**

US Customs and Border



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