JLL

FOR SALE

1560 Rand Avenue

VANCOUVER, BC

BUILDING SIZE
+/-139,500 SQUARE FEET

SITE SIZE
5.05 ACRES

CEILING HEIGHT
24' CLEAR

ZONING
I-2 (LIGHT INDUSTRIAL)

THE

OFFERING

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") presents the opportunity to acquire 1560 Rand Avenue, Vancouver (the "Property")—a strategically located industrial asset of approximately 139,487 square feet with substantial value-add potential for single or multi-tenant occupancy.

The Property benefits from exceptional connectivity in Vancouver's core industrial corridor, with proximity to YVR International Airport, direct access to the Arthur Laing and Oak Street bridges, and convenient transit connections. This strategic positioning provides seamless distribution access across Metro Vancouver and beyond, a critical advantage in the region's highly constrained industrial market.

The Property features functional warehouse design with 22 dock-height loading doors and direct 53-foot truck and trailer access, a premium attribute in Vancouver's industrial market. Situated on 5.05 acres (219,278 square feet), the building provides 24-foot clear ceiling heights throughout most of the warehouse space, complemented by flexible office areas on the mezzanine and in a dedicated northwestern section.

Currently divided into nine units ranging from 4,400 to 26,000 square feet, the Property can be reconfigured to accommodate diverse tenant size requirements. Investors can enhance returns through strategic leasing of vacant suites to capture the building's full income potential.

The existing I-2 Industrial zoning permits a broad spectrum of industrial, office, and service uses, providing flexibility to attract varied tenant profiles. Alternatively, investors may pursue redevelopment under current zoning, which supports up to approximately 660,000 square feet of development with a maximum height of 59 feet

The Property is offered for sale without a formal asking price. Please contact the Exclusive Advisors for additional information and offer submission guidelines.

SITE SIZE
5.05 ACRES

CEILING HEIGHT
24' CLEAR

ZONING
I-2 (LIGHT INDUSTRIAL)

LOADING
24 LOADING BAYS

GLA
139,487 SF
(BOMA 2019)

INVESTMENT HIGHLIGHTS

Compelling City of Vancouver Scale - 5+ Acre Site

Few if any parcels remain in the City of Vancouver for large-scale industrial uses with future redevelopment potential. With proximity to Translink's 22-acre Vancouver Transit Centre, YVR, and Canada Post's Pacific Processing Centre, this represents a unique current and future opportunity.

Sought-After Dock Loading Warehouse Space with Office Component

Offering 24 dock loading bays accommodating 53' trailers, this is a difficult-to-replicate, core area distribution location with existing improvements. Features include 24' ceiling heights, multiple demise/conjoin options, and separate 18,000 SF office/display/showroom space—perfect for owner/investor occupiers.

Vacant Space for Investor Repositioning and Value-Add or Owner-Occupier Use

Currently 55% occupied with an average WALT of 2.32 years, and average remaining lease term of in-place tenants of 4.24 years, providing strong opportunity to substantially increase rental revenue immediately and over the short/medium term, along with options for owner occupancy.

Significant Future Redevelopment Potential Up to 3x Site Area

I-2 zoning (light industrial with general office and creative uses) provides for over 660,000 SF of buildable area across various potential configurations/platforms, which have been proven successful in nearby developments.

1560 RAND AVENUE

PROPERTY HIGHLIGHTS

SALIENT DETAILS

Civic Address	1560 Rand Avenue, Vancouver, BC
Legal Description	LOT 10 BLOCK 2 DISTRICT LOTS 317 AND 318 PLAN 7628 & LOT 9 BLOCK 2 DISTRICT LOTS 317 AND 318 PLAN 7628 PIDs: 010-527-982; 010-527-974
Site Area	5.05 acres (219,978 square feet)
Gross Leasable Area	139,487 square feet - TOTAL (BOMA 2019) 99,529 square feet - Warehouse 16,609 square feet - Mezzanine 23,349 square feet - Office/Showroom
Year Built	1973
Loading	22 dock doors accommodating 53' trailers
Ceiling Height	Up to 24' clear
Occupancy	55%
Electrical Power	1,200 Amps; 600 Volts
Property Taxes (2026)	$451,485.22
Zoning	I-2 Light Industrial

THE
LOCATION

1560 Rand Avenue enjoys a prime position in one of Vancouver's most esteemed neighbourhoods, nestled within Southlands and conveniently close to Marpole, South Granville, and Kerrisdale. This strategic location offers direct access to Metro Vancouver's key business districts, with Vancouver International Airport just two minutes away by car, and both Downtown Vancouver and the University of British Columbia easily reached within a short drive or transit trip.

The property's central location makes it an ideal logistics hub, offering seamless connectivity to Vancouver's major economic corridors and transportation infrastructure. With efficient routes to Delta Port and Centerm Port terminals, the region's principal deep-sea container terminals, as well as quick access to arterial highways and, 1560 Rand Avenue allows for streamlined distribution to both local consumers and industries throughout Metro Vancouver. The proximity to other significant logistics nodes further amplifies its reach, ensuring reliable and timely service to broader provincial and cross-border markets.

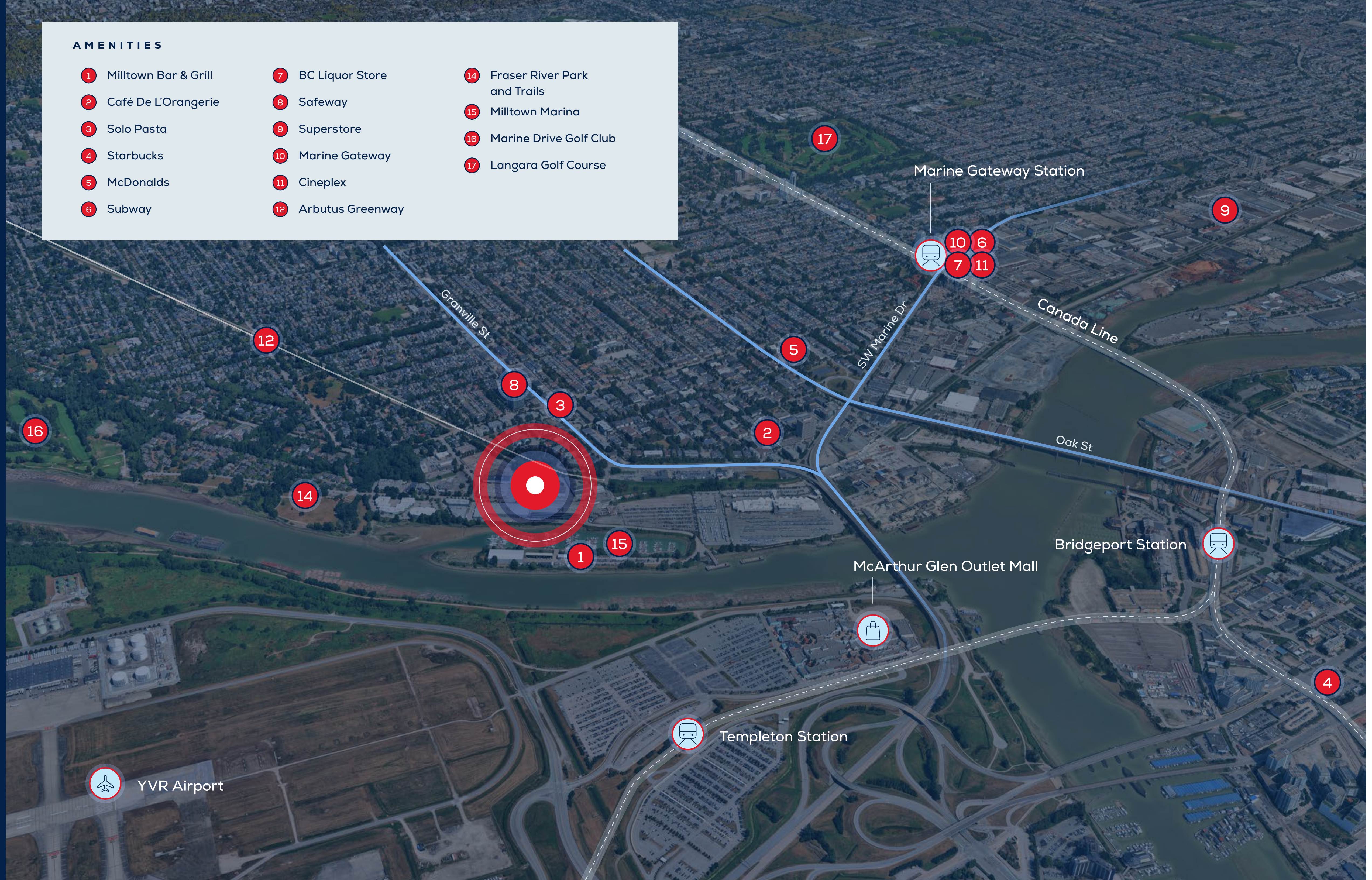
TRAVEL TIMES

Highway 99	**2 Min**
YVR Airport	**5 Min**
Canada line	**16 Min**
Surrey	**24 Min**
Vancouver Downtown	**29 Min**
Burnaby	**25 Min**
Deltaport	**40 Min**
Canada/Us Border	**40 Min**

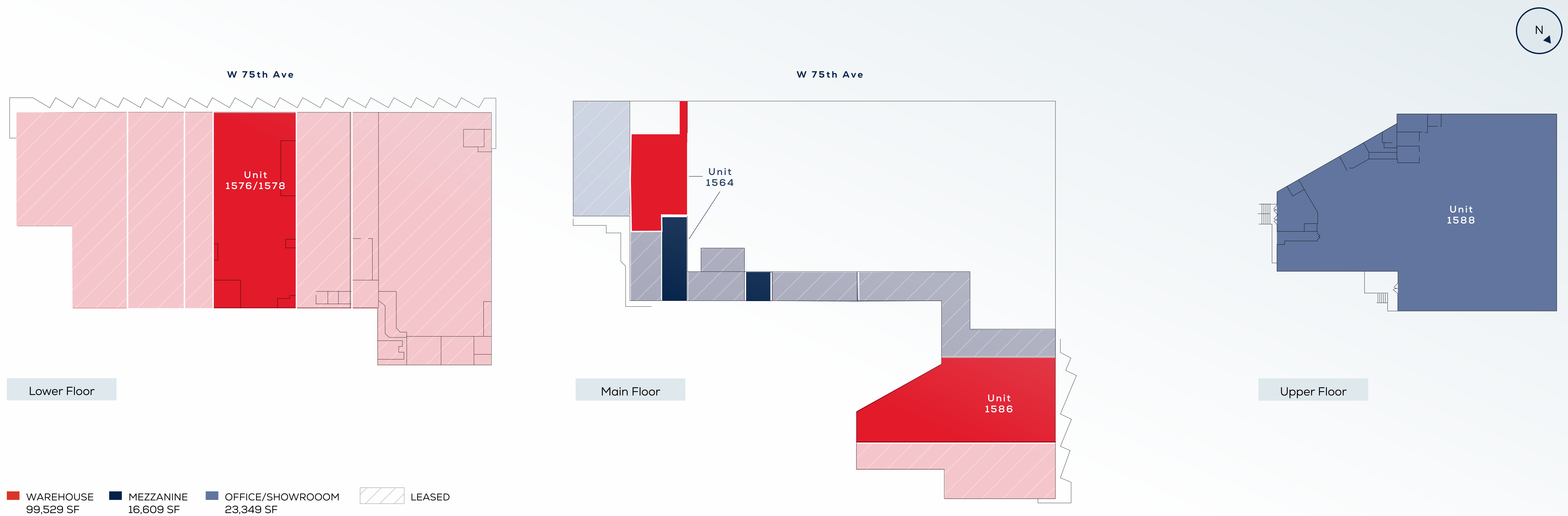
NEIGHBOURING AMENITIES

Surrounding the property are a wide range of local amenities, including popular restaurants, golf courses, and marinas, which enhance the overall appeal for businesses and employees alike. The property is uniquely positioned at the terminus of the Arbutus Greenway, a renowned 9-kilometre bike and pedestrian path, providing exceptional opportunities for recreation and sustainable commuting.

With its outstanding connectivity, proximity to essential infrastructure, and unmatched access to lifestyle amenities, 1560 Rand Avenue stands out as an exceptional location for industrial investment or operations.



BUILDING
FLOORPLAN



WAREHOUSE 99,529 SF
MEZZANINE 16,609 SF
OFFICE/SHOWROOOM 23,349 SF
LEASED

1560 RAND AVENUE

1560 RAND AVENUE

PRICING AND OFFER SUBMISSION GUIDELINES

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional information, including a Virtual Data Room.

Please contact the Exclusive Advisors for pricing and additional Property information.

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**Personal Real Estate Corporation*

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Rand Avenue

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