

FOR LEASE

1277 East Pender Street, Vancouver, BC

FREESTANDING INDUSTRIAL WAREHOUSE WITH
DOCK LOADING IN VANCOUVER



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OPPORTUNITY

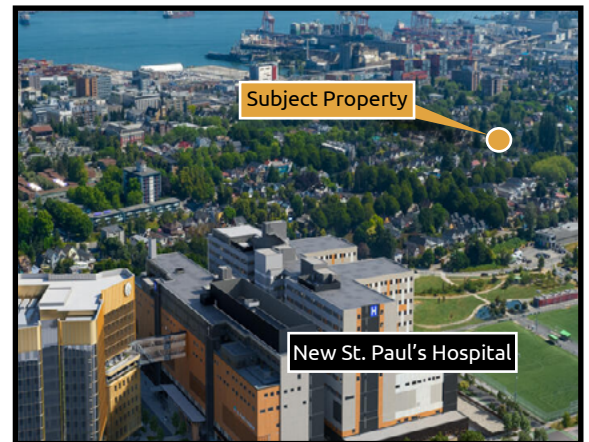
Seize the opportunity to occupy a freestanding industrial warehouse in Vancouver. This bright and open warehouse space is thoughtfully designed to accommodate a wide range of business needs, featuring a private office/boardroom, 10–11 feet ceilings and 200 AMP 3-phase electrical — perfect for industrial, creative or mixed-use operations.

A commercial loading dock streamlines logistics while five convenient onsite parking spots make access effortless for staff and clients. With its combination of functional design, modern infrastructure and strategic location, this property represents a rare opportunity to establish or expand a business in a historical part of Vancouver.



LOCATION

1277 East Pender Street puts your business at the heart of Vancouver's Eastside, just minutes from the new St. Paul's Hospital and the Port of Vancouver. Enjoy easy access to downtown in 9 minutes and a vibrant neighbourhood full of restaurants, breweries, and local amenities, including Luppolo Brewing Co., Superflux, Coffee Central Roasting, Blackbird Fabrics and Vancouver Restaurant Supply. This property is situated in a prime location where convenience, connectivity and a vibrant local scene come together.



DETAILS

Civic Address:	1277 East Pender Street, Vancouver, BC
Total Square Footage*:	4,268 SF
Legal Description:	PID: 009-184-279 LOT D BLOCK 10 DISTRICT LOT 182 PLAN 11013
Year Built:	1955
Current Zoning:	I-2
Features:	1 commercial dock loading, 5 parking stalls, 1 boardroom/office, 2 bathrooms, small kitchenette and ample natural sunlight
Asking Rent:	\$7,469 per month
Additional Rent*:	\$4,566 per month

*ALL MEASUREMENTS AND ADDITIONAL RENT ARE APPROXIMATE. TENANT TO VERIFY IF DEEMED NECESSARY.

HIGHLIGHTS



Flexible Industrial / Office-Flex Space:

Generously designed for industrial use, this space includes one commercial loading dock, 5 onsite parking stalls, a private office/boardroom, two bathrooms and small kitchenette. This building is perfect for creative operations, light manufacturing, fabrication or mixed-use work.



Strong Infrastructure & Ceiling Height:

Boasting 200 AMP 3-phase electrical and 10–11 ft ceilings, this warehouse delivers the power and flexibility your business needs in Vancouver.

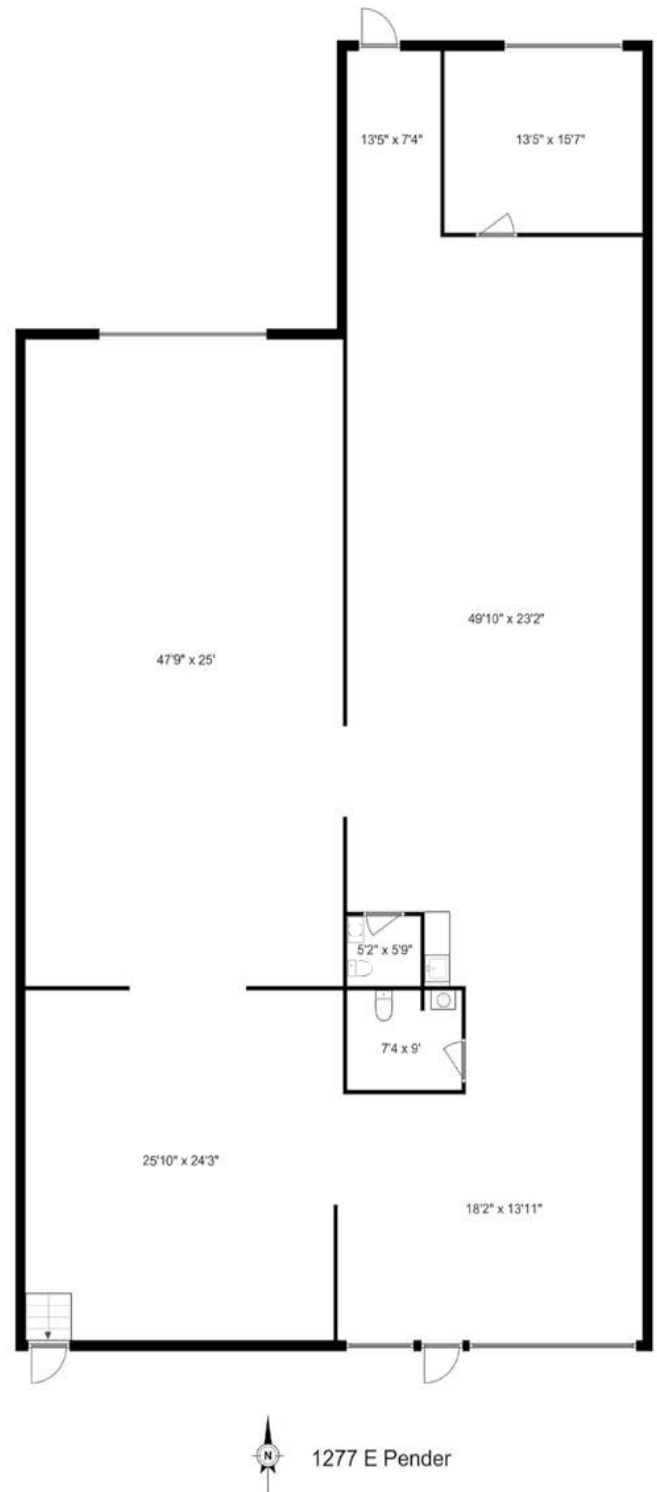


Excellent Visibility & Access:

This freestanding warehouse flex space offers effortless access and maximum operational efficiency in the heart of Vancouver's dynamic Eastside industrial neighbourhood. 9 minutes from Downtown, Vancouver and Highway 1, as well as minutes away from the new St. Paul's Hospital.



FLOOR PLAN*



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PHOTOS



SURROUNDING AMENITIES



RESTAURANTS/FOOD

1. Yolk Restaurant
2. Earnest Ice Cream
3. La Casa Gelato
4. Fujiya
5. Pink Pearl Chinese Restaurant
6. Coho Commissary Kitchens
7. Waldorf Taphouse & Kitchen

RETAILERS

1. No Frills
2. Dollarama
3. Gourmet Warehouse
4. NAPA Autopro

SERVICES

1. Chevron Gas Station
2. Mr. Lube
3. NationWide Self Storage
4. Lifelabs

NEIGHBOURING BUSINESSES



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