WILLIAM | WRIGHT

Commercial Real Estate Services

105-109 3RD AVE W
MOUNT PLEASANT, VANCOUVER, BC
FOR LEASE

- **FREE STANDING BUILDING**
- **ONSITE PARKING**
- **OFFICE / WAREHOUSE MIX**
- **2 GRADE LEVEL LOADING BAYS**

FOR MORE INFORMATION CONTACT
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WAREHOUSE SPACE FOR LEASE

THE DETAILS

SIZE
Total Size: +/- 7,425 SQFT
Warehouse Area: +/- 2,303 SQFT
Office Area: +/- 5,122 SQFT

PARKING
6

ZONING
I-1

BASIC RENT
$18.00/FT

ADDITIONAL RENT
$12.77/FT

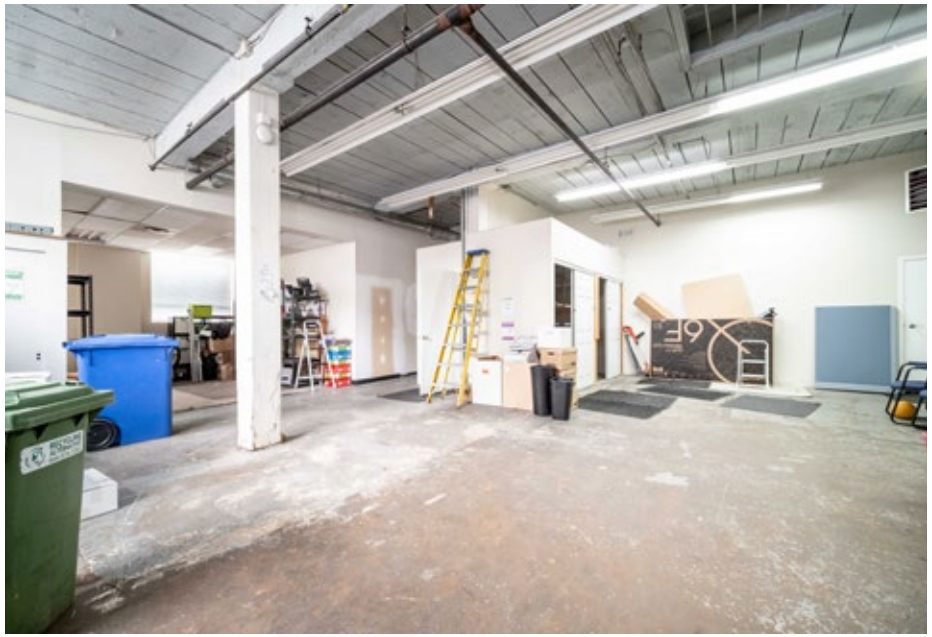
I-1 ZONING ALLOWS FOR THE FOLLOWING USES:

- Clothing Manufacturing
- Printing or Publishing
- Wholesaling - Class A.
- Sign Painting Shop or Work Shop.

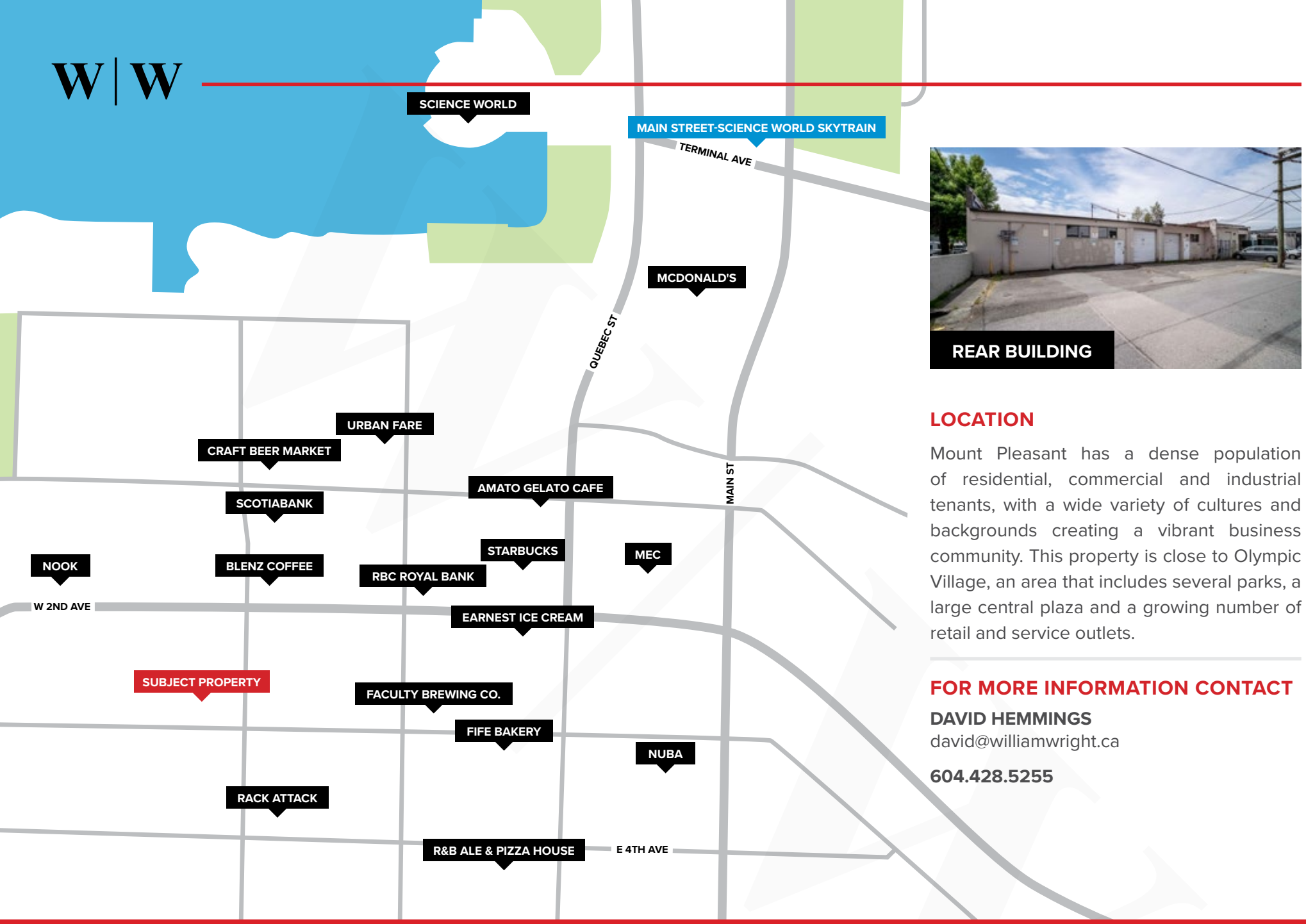
OVERVIEW

This property is available immediately and will be delivered on an as-is basis. Suitable for short term use and Ideal for packaging, storage warehouse facility or prodcution. The building offers a mix of private office, an open office area and warehouse space.

Vacant and available for a 3-5 year lease term.



Sizes are approximate and based on architectural measurements.



REAR BUILDING

LOCATION

Mount Pleasant has a dense population of residential, commercial and industrial tenants, with a wide variety of cultures and backgrounds creating a vibrant business community. This property is close to Olympic Village, an area that includes several parks, a large central plaza and a growing number of retail and service outlets.

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