## **1338 CLARK DRIVE, VANCOUVER** INDUSTRIAL FENCED LOT

## FOR LEASE



NATHAN ARMOUR PERSONAL REAL ESTATE CORPORATION nathan@williamwright.ca 604.545.0636



Commercial Real Estate Services



## **Salient Facts**

**ZONING** I -2 (Industrial)



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**BASIC RENT** \$6.00/FT

ADDITIONAL RENT \$6.14/FT

**MONTHLY RENT** \$9,782.81 + GST



Fully fenced lot with gate on Clark Drive for added security



Exceptional connectivity to major arterial routes for easy transportation of goods and services



Convenient alley located at the back of the property for loading and unloading

Great signage opportunity with excellent visibility on Clark Drive, providing maximum exposure for businesses

## 1338 Clark Drive, Vancouver

Opportunity to lease a prime industrial lot in the heart of East Vancouver's Grandview-Woodland area. This fully fenced property, previously used for vehicle parking and container storage, offers a build-tosuit opportunity or a long-term lease option. With a gate on Clark Drive and an alley at the back, the lot provides maximum security and easy access to Downtown Vancouver and other major arterial routes.



#### LOCATION

Clark Drive is a bustling arterial road that runs through East Vancouver's vibrant Grandview-Woodland area. With a mix of residential and commercial properties, this area is known for its dynamic community and bustling activity. The street offers excellent connectivity to major transportation routes, making it a convenient and accessible location for businesses. As a gateway to downtown Vancouver and the rest of the Lower Mainland, Clark Drive is a prime location for businesses looking to establish a strong presence in this thriving neighborhood.

#### FOR MORE INFORMATION CONTACT

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