3586 COMMERCIAL STREET, VANCOUVER

FUNCTIONAL MIX OF WAREHOUSE/OFFICE SPACE

FOR LEASE



WILLIAM | WRIGHT

STONEHAUS REALTY

SAM REPCHUK
sam@williamwright.ca
604.428.5255

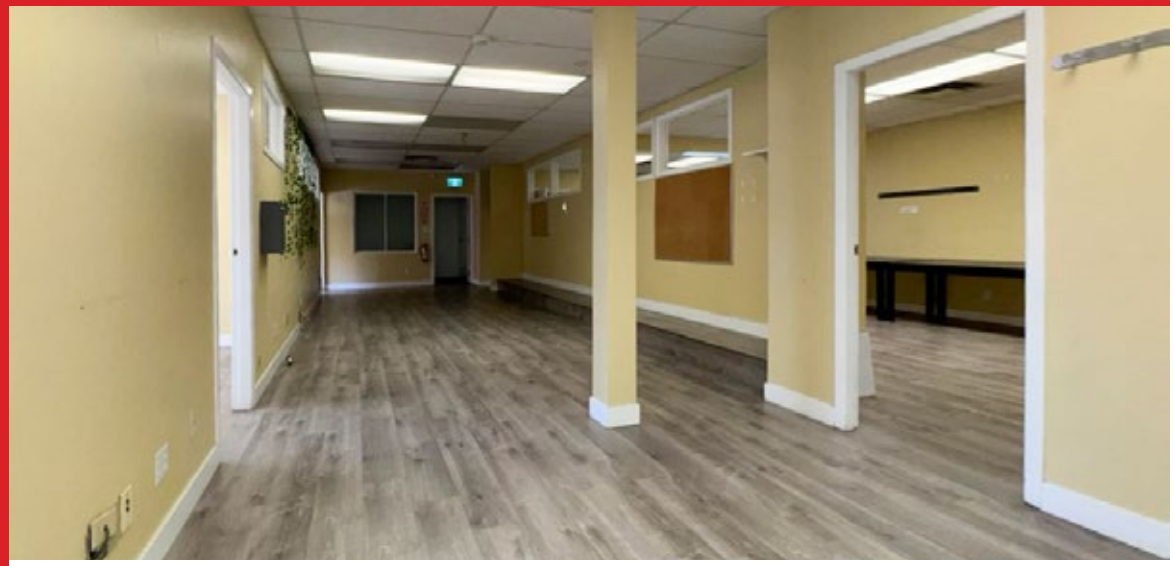
DAVID HEMMINGS
davidhemmingscre@gmail.com
604.492.5000

HIGHLIGHTS

20FT WAREHOUSE CEILING HEIGHT

ON-SITE PARKING

3 PHASE 400 AMPS / 600V HEAVY POWER SUPPLY



OVERVIEW

Well maintained commercial property in East Vancouver's Cedar Cottage neighbourhood. Multiple outright service and manufacturing uses including retail, clothing or furniture manufacturing and printing or publishing. The building is functional with a mix of warehouse and production space on the main level with a second level mezzanine office space that includes a separate entrance along Commercial Street. Grade level loading at the rear of the building with some onsite parking available. The building has been improved with updated washrooms and flooring on the upper level. The upper level is a mix of open office area, private offices, boardrooms, 2 bathrooms and lunchroom.





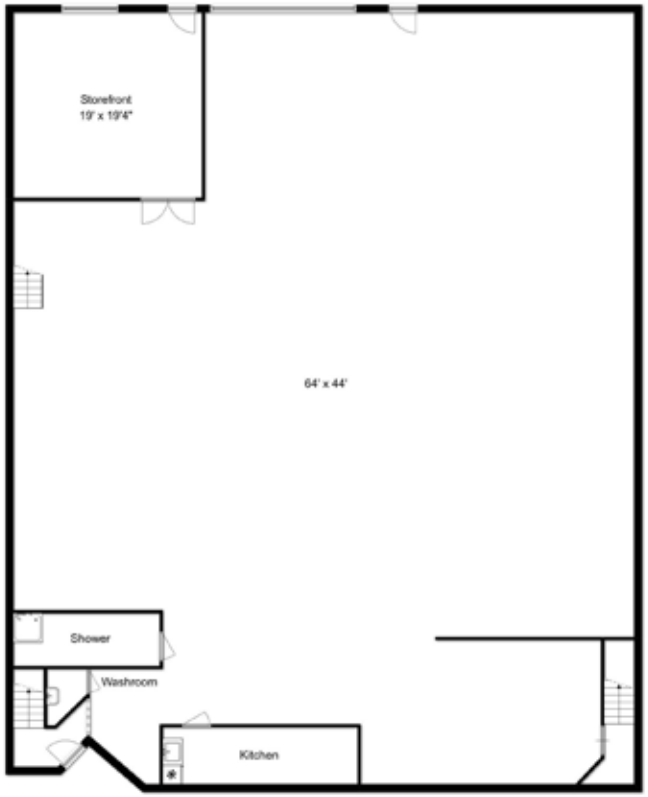




SALIENT FACTS

Size	Main Level Warehouse: ± 5,818 SQFT Upper Level Office: ± 2,447 SQFT Total Size: ± 8,265 SQFT*
Parking	2-4 Stalls
Zoning	MC-1
Basic Rent	Contact Listing Agents
Additional Rent	$7.14/FT**

*As per BC Assessment
**Does not include building insurance cost



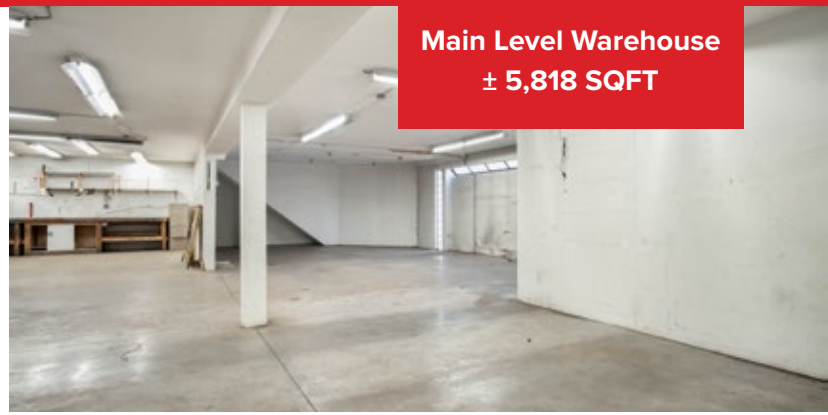
MAIN LEVEL WAREHOUSE



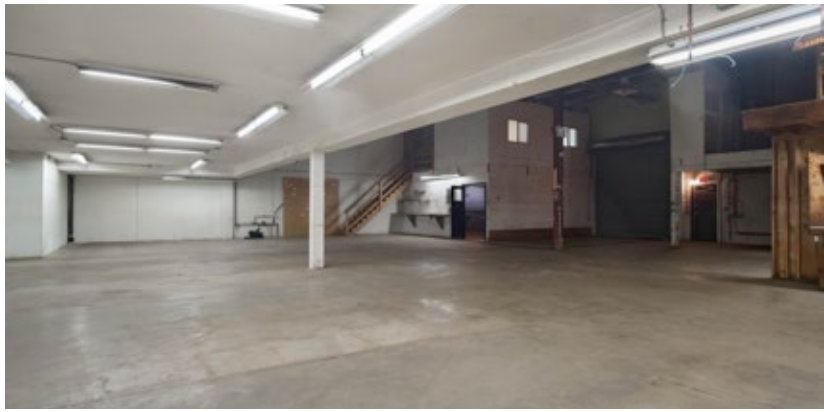
UPPER LEVEL OFFICE

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





Main Level Warehouse
± 5,818 SQFT







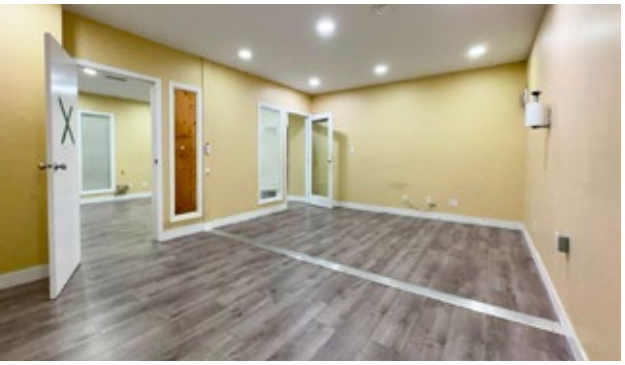


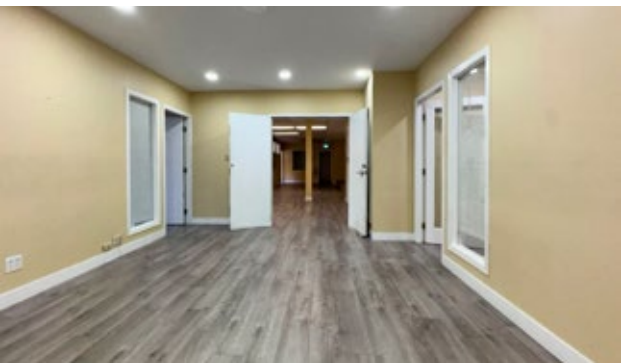




Upper Level Office
± 2,447 SQFT













WALK SCORE

91 BIKER'S PARADISE

90 WALKER'S PARADISE

76 EXCELLENT TRANSIT

LOCATION

Commercial Street has a mix of industrial, residential and retail buildings. Easily accessible by vehicle or public transit and is centrally located between Clark Drive and Victoria Drive. Public transit is accessed at Victoria Drive, Kingsway or the Expo line at 29th Avenue.

CONTACT LISTING AGENTS

SAM REPCHUK
WILLIAM | WRIGHT
sam@williamwright.ca
604.428.5255

DAVID HEMMINGS
STONEHAUS REALTY
davidhemmingscre@gmail.com
604.492.5000

William Wright Commercial Real Estate Services Inc.
#1340-605 Robson Street, Vancouver
T 604.428.5255 | F 604.428.5254
williamwright.ca

Stonehaus Realty Corp.
#A -1126 Austin Avenue, Coquitlam
T 604.492.5000
stonehausrealty.com

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2026 William Wright Commercial Real Estate Services. All rights reserved.