

**SECURE INDUSTRIAL WAREHOUSE
OPPORTUNITY IN PRIME
STRATHCONA LOCATION**

FOR LEASE

**1171 William
Street**

Vancouver, BC



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Owned & Managed By

Beedie/

Marketed By

CBRE

FOR LEASE | 1171 WILLIAM STREET, VANCOUVER, BC

OPPORTUNITY

1171 William Street provides 7,911 SF of industrial warehouse and office space located in the sought-after Strathcona neighbourhood. The Subject Property features 10' clear ceilings, common access to two (2) covered loading docks with one (1) grade loading door into the premises and approximately 303 SF of office. An exhaust duct is available for exhausting opportunities.



AVAILABLE AREA

7,911 SF



ZONING

I-2 (Industrial)



ADDITIONAL RENT

\$5.31 PSF (2025 est.)
plus 5% management fee



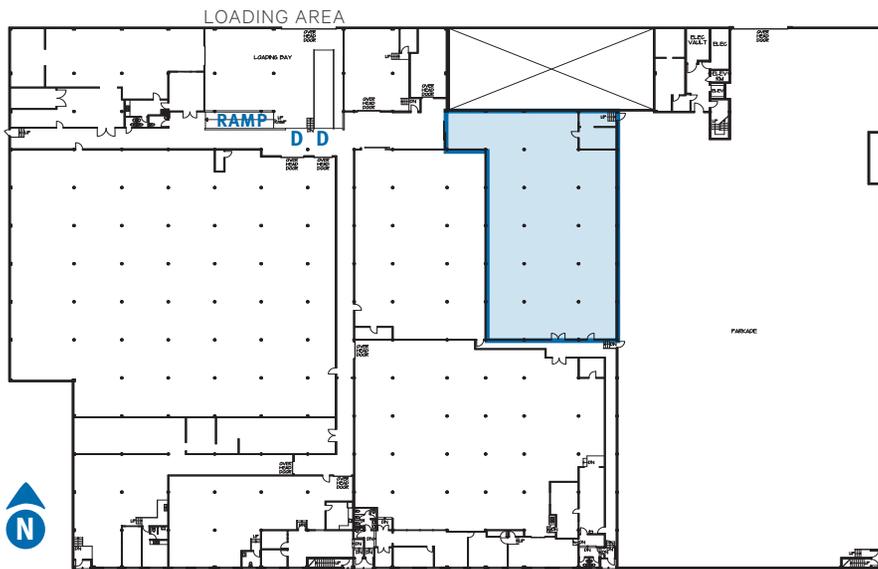
AVAILABILITY

Immediate

BASIC RENT

\$15.00 PSF, triple net

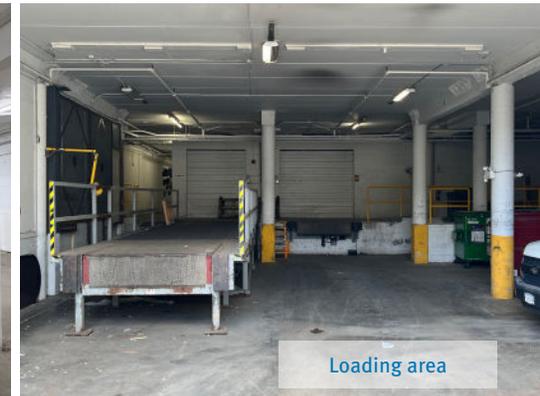
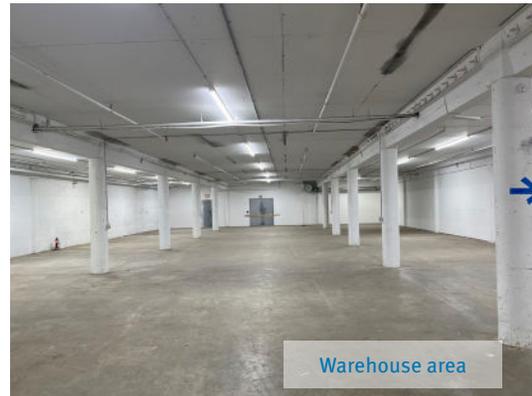
FLOOR PLAN



D = DOCK LOADING

WILLIAM STREET

VERNON DRIVE



BUILDING FEATURES



CEILING HEIGHT

10' clear



LOADING

Grade loading door into Unit, accessible by common loading area featuring two (2) covered dock doors and one (1) grade loading ramp



SPRINKLER

ESFR sprinkler system



OFFICE

303 SF (approx.)

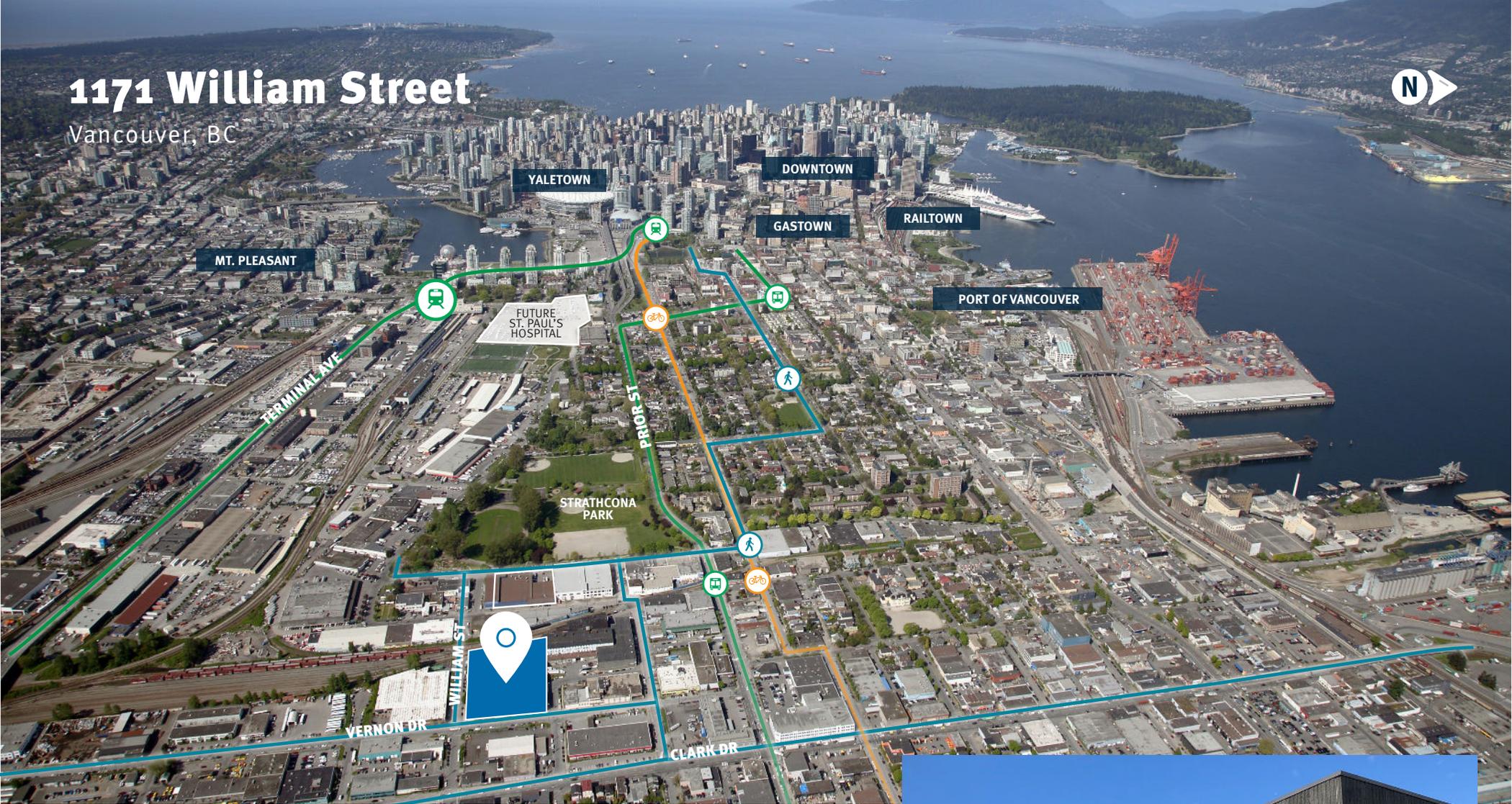


POWER

3-phase, 60 amps,
347/600 volts

1171 William Street

Vancouver, BC



LOCATION

Conveniently located just west of Clark Drive on the northwest corner of Vernon Drive and William Street, 1171 William Street is a 5-minute drive from the Downtown Core and just minutes from the Port of Vancouver. The Subject Property provides direct access to major traffic arteries including the Trans-Canada Highway and BC Highway 99.

The Strathcona neighbourhood provides numerous amenities nearby, including Strathcona Park and a diverse mix of restaurants, coffee shops and craft breweries such as Strange Fellows Brewing, Uprising Bakery, Trees Organic Coffee, Luppolo Brewing, La Casa Gelato, Pink Pearl Restaurant, and Yolks Restaurant.



CONTACT

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ABOUT THE PROPERTY MANAGER

Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of nearly 16 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

www.beedie.ca

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