



Oak Street Bridge

Mitchell Island

East Kent Avenue S

FOR LEASE

Southbridge Business Park

Professional Warehouse/Offices with Dock Loading

Close proximity to YVR, Downtown Vancouver, Marine Gateway, and all major highways via Knight Street

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Property Highlights



8 building, master-planned business park.
Professionally managed and maintained.



Dock loading to each unit



Well-improved offices and washrooms



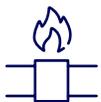
Fraser River views & outdoor space



Close to multiple transit options



3-phase electrical service



Gas-fired heaters



Available Leasing Incentives!



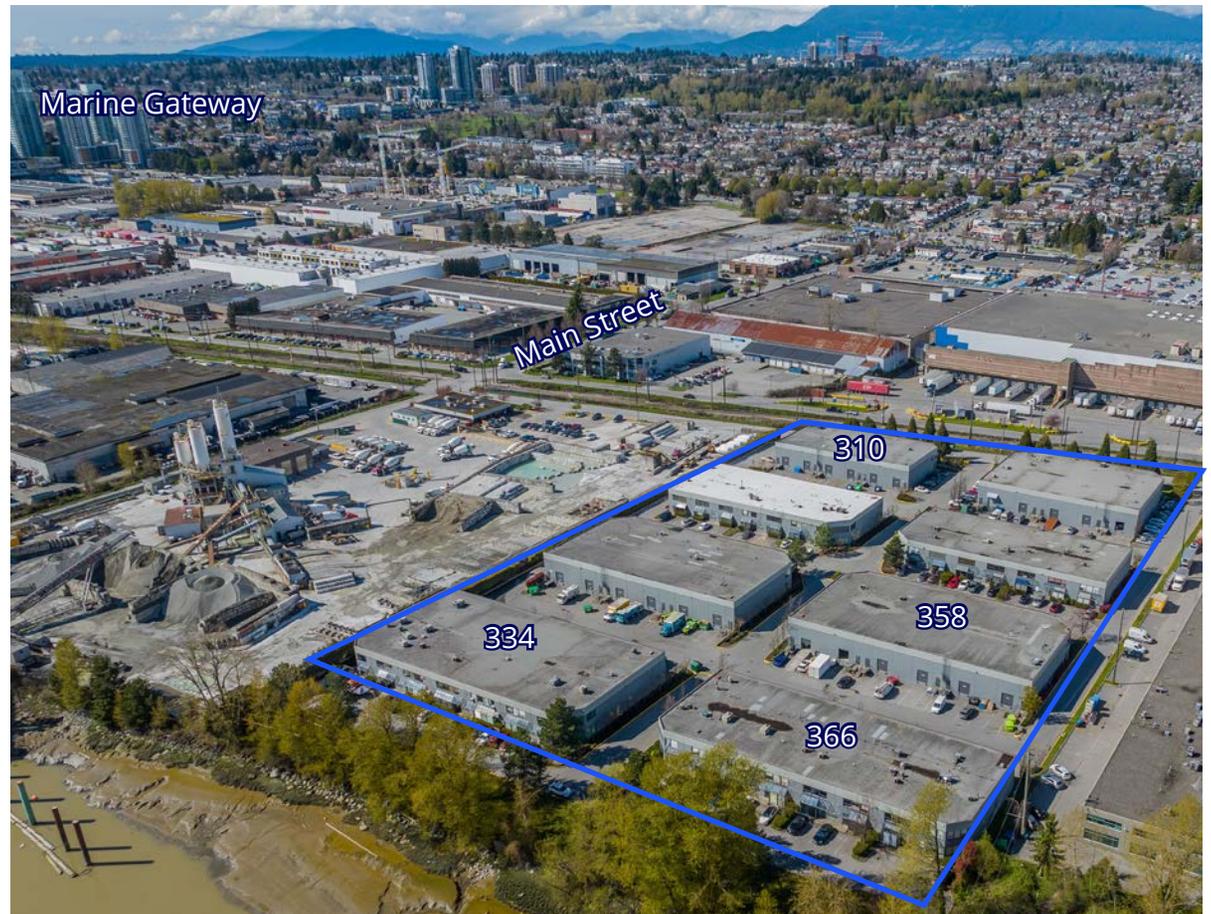
Basic Rent: \$18.00/SF, net
Op. Costs (2025): \$8.27/SF plus mgmt fee

Opportunity

To lease small bay warehouse and office space in the heart of South Vancouver. These units have ample storage, workspaces, and dock level loading, ideal for last mile distribution.

Location

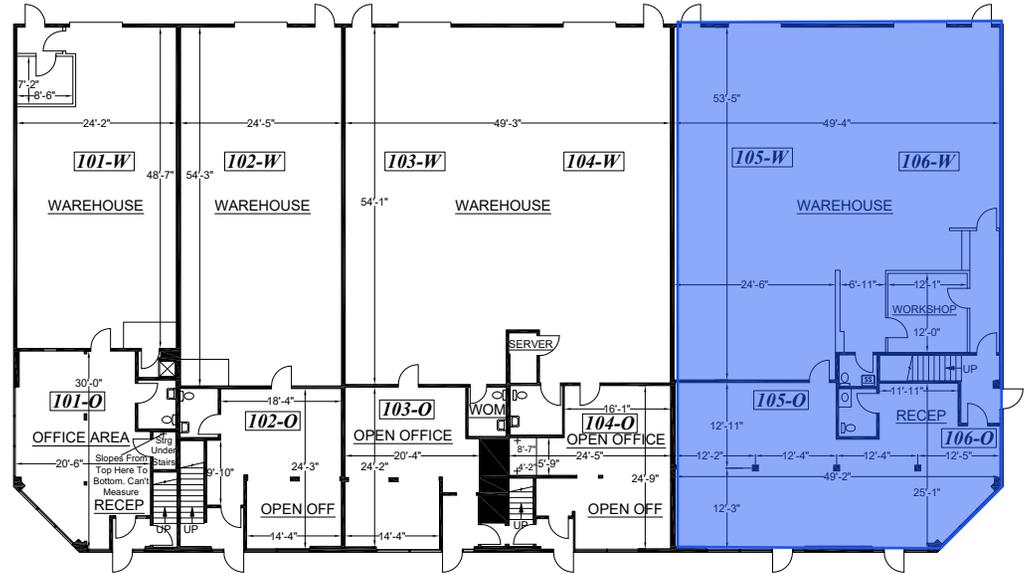
Southbridge Business Park is located in the commercial area of South Vancouver on the edge of the Fraser River. The Park is south of Marine Drive and between Main Street and Fraser Street. The South Vancouver market is highly sought after, due to its close proximity to YVR Airport, Downtown Vancouver and its quick access to Richmond and all major highways via Knight Street. The area is well serviced by public transit and offers close proximity to the Canada Line Skytrain line.



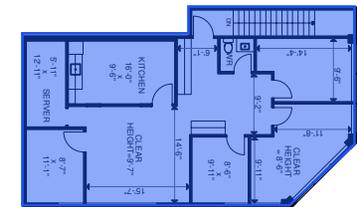
Unit 105/106 - 310 E Kent Avenue South

Available Area	Warehouse	2,740 SF
	Office	1,218 SF
	Mezzanine	1,325 SF
	Total	5,283 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	September 1, 2025	

Main Floor



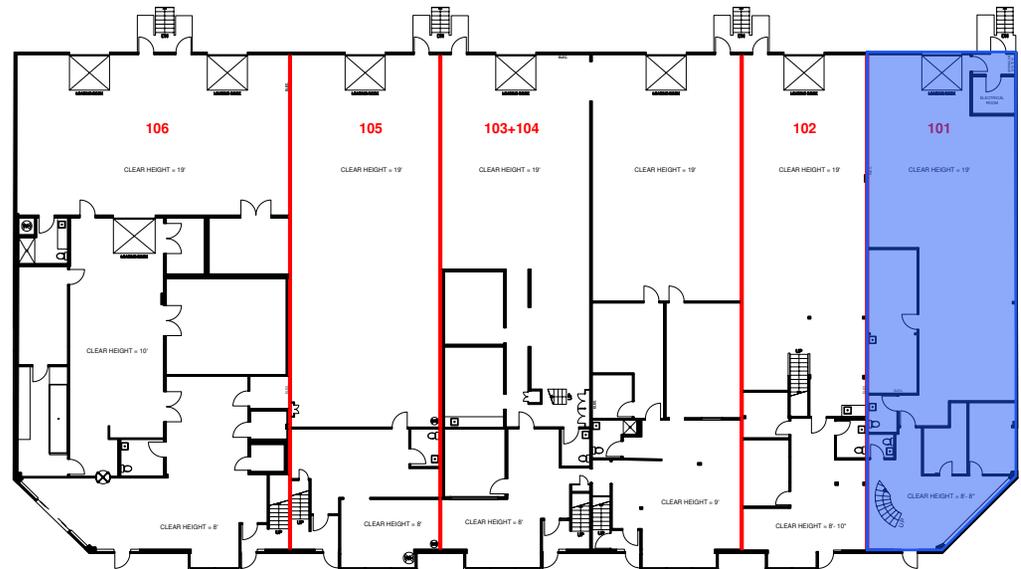
Mezzanine



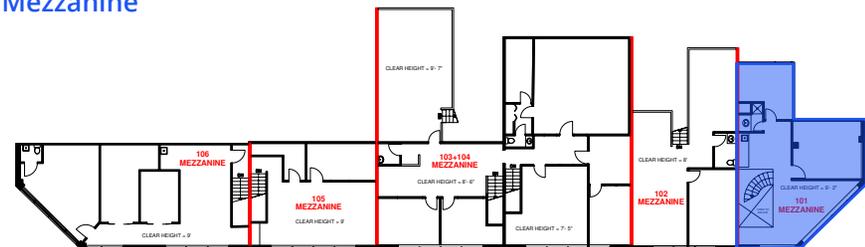
Unit 101 - 334 E Kent Avenue South

Available Area	Warehouse	2,068 SF
	Office	710 SF
	<u>Mezzanine</u>	<u>989 SF</u>
	Total	3,767 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	June 1, 2025	

Main Floor



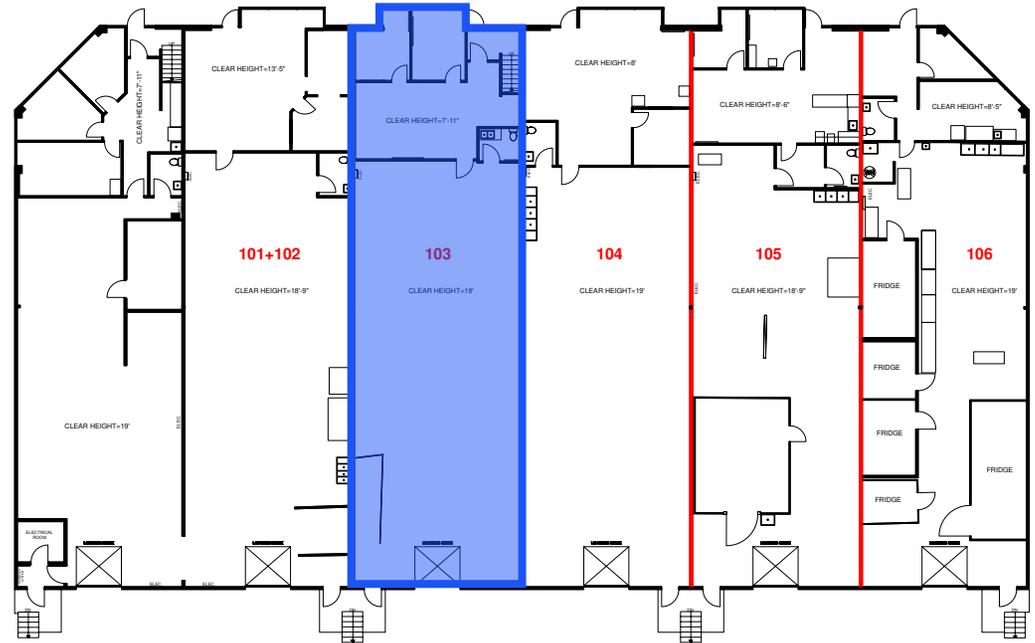
Mezzanine



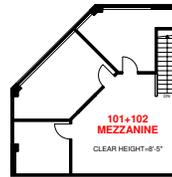
Unit 103 - 358 E Kent Avenue South

Available Area	Warehouse	2,347 SF
	Office	724 SF
	<u>Mezzanine</u>	611 SF
	Total	3,682 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	Immediately	

Main Floor



Mezzanine





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