



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

Matt Smith, Senior Vice President
Personal Real Estate Corporation
+1 604 661 0835
matt.smith@colliers.com

Jack Hall, Senior Associate
Industrial Sales & Leasing
+1 604 661 0896
jack.hall@colliers.com



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

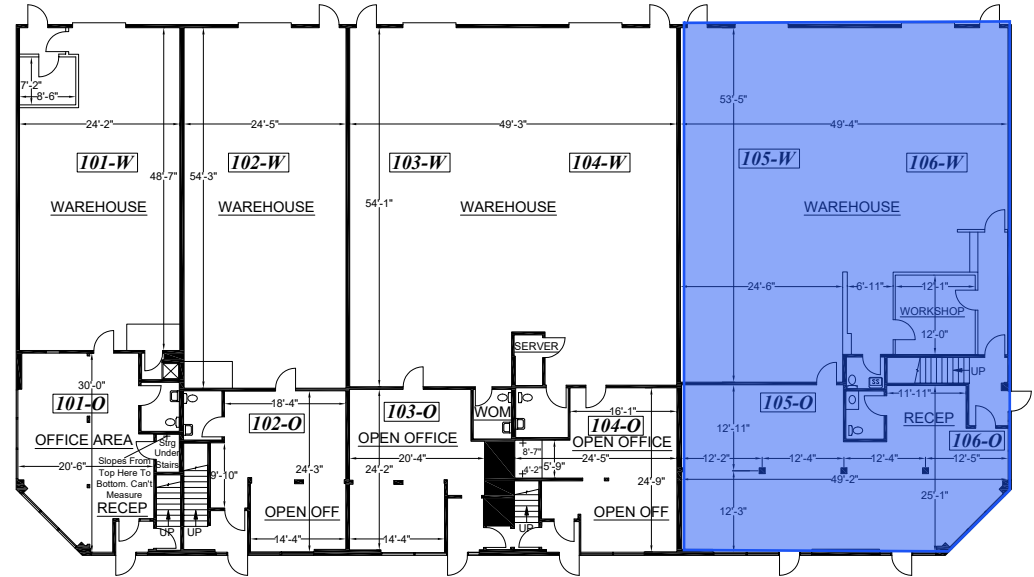
Southbridge Business Park is located in the commercial area of South Vancouver on the edge of the Fraser River. The Park is south of Marine Drive and between Main Street and Fraser Street. The South Vancouver market is highly sought after, due to its close proximity to YVR Airport, Downtown Vancouver 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.



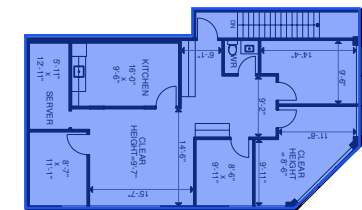
Unit 105/106 - 310 E Kent Avenue South

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

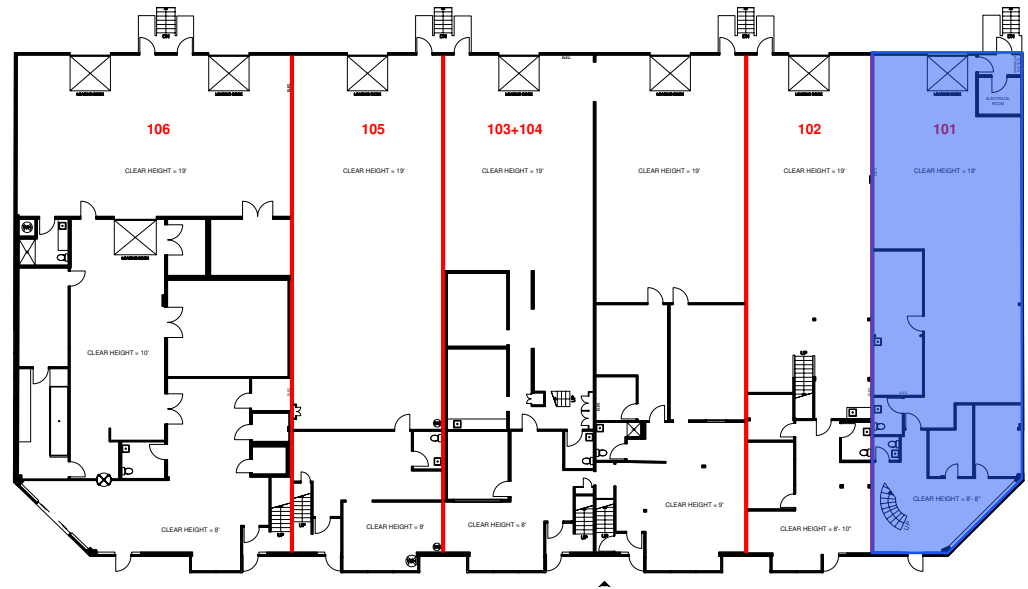
Available Area	Warehouse	2,068 SF
	Office	710 SF
	Mezzanine	989 SF
	Total	3,767 SF

Loading 1 dock loading door

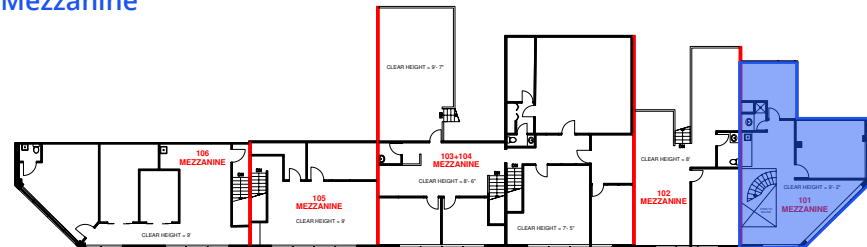
Ceiling Height 19' clear

Available June 1, 2025

Main Floor



Mezzanine



Unit 103 - 358 E Kent Avenue South

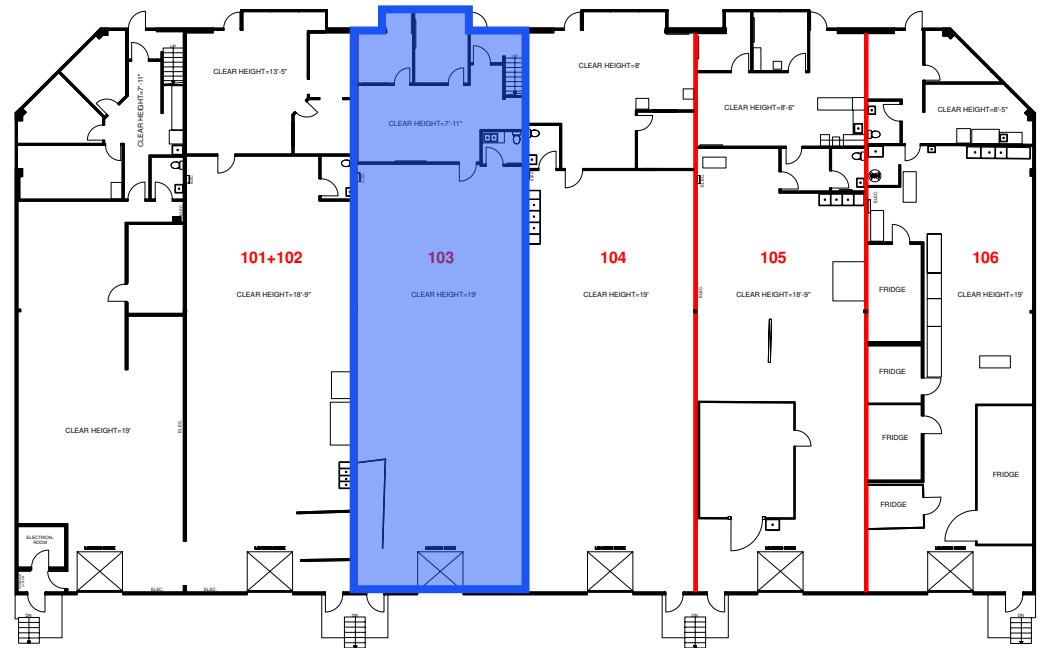
Available Area	Warehouse	2,347 SF
	Office	724 SF
	Mezzanine	611 SF
	Total	3,682 SF

Loading 1 dock loading door

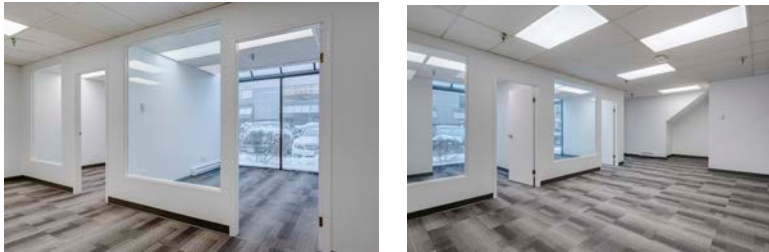
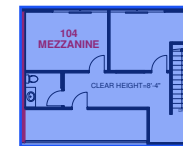
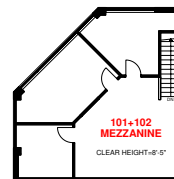
Ceiling Height 19' clear

Available Immediately

Main Floor

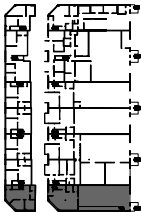


Mezzanine

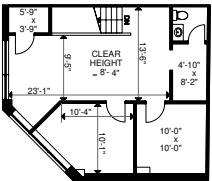


Unit 108 - 366 E Kent Avenue South

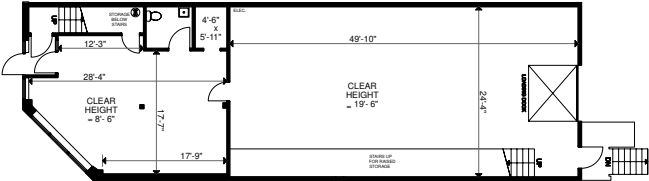
Available Area	Warehouse	1,291 SF
	Office	688 SF
	Mezzanine	692 SF
	Total	2,671 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	June 1, 2025	



Mezzanine



Main Floor





Colliers

Southbridge Business Park, Vancouver

Matt Smith, Senior Vice President

Personal Real Estate Corporation
+1 604 661 0835
matt.smith@colliers.com

Jack Hall, Senior Associate

Industrial Sales & Leasing
+1 604 661 0896
jack.hall@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Vancouver Brokerage.



collierscanada.com

Accelerating success.