

Oak Street Bridge

Updated, Newly Improved and Ready to Occupy Model Suites Available

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
+1 604 992 2438
matt.smith@colliers.com

Jack Bougie, Senior Associate

Industrial Sales & Leasing
+1 604 329 4110
jack.bougie@colliers.com

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Property Highlights



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



Dock loading to each unit



Ready to occupy **MODEL SUITES** available!



Fraser River views & outdoor space



Close to multiple transit options



3-phase electrical service



Gas-fired heaters



Basic Rent: \$18.00/SF, net
Op. Costs (2026): \$9.15/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 102 - 342 E Kent Avenue South

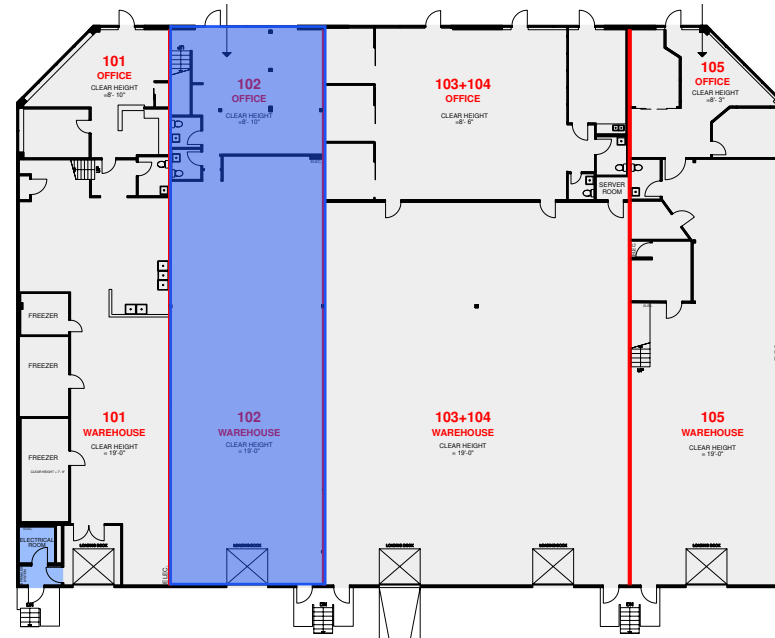
Available Area*	Warehouse	2,510 SF
	Office	819 SF
	<u>Mezzanine</u>	<u>774 SF</u>
	Total	4,103 SF

Loading 1 dock loading door

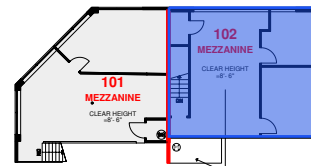
Ceiling Height 19' clear

Available Immediate

Main Floor



Mezzanine





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** All building areas are approximate.*



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