

**SMALL BAY WAREHOUSE OPPORTUNITY IN
PRIME STRATHCONA LOCATION**

FOR LEASE

**1131
William Street**

Vancouver, BC



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Beedie

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OPPORTUNITY

1131 William Street offers a rare opportunity to lease 3,771 SF of industrial warehouse and office space located in the sought-after Strathcona neighbourhood. The Subject Property features 10' clear ceilings, one (1) grade loading door, a gas-fired unit heater, a kitchen, and two (2) private offices in an open plan workspace.



AVAILABLE AREA
3,771 SF



ZONING
I-2 (Industrial)



ADDITIONAL RENT
\$4.81 PSF (2024 est.)
plus 5% management fee



AVAILABILITY
March 1, 2025

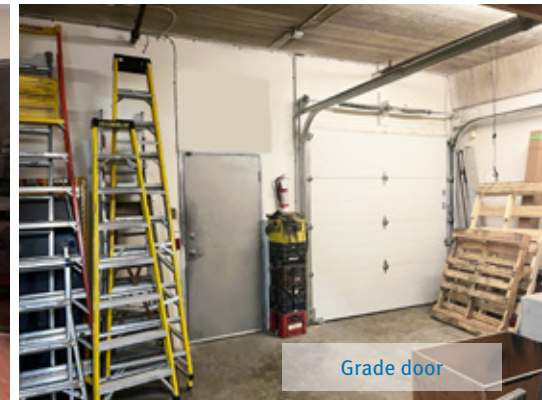
BASIC RENT
\$16.95 PSF, triple net



Warehouse area



Office area



Grade door

BUILDING FEATURES



OFFICE

Two (2) private offices, open plan and one (1) kitchen



LOADING

Grade loading door into Unit, accessible by shared dock loading



SPRINKLER

ESFR sprinkler system



PARKING

Two (2) covered parking stalls



HEATING

Gas-fired unit heater in warehouse



CEILING HEIGHT

10' clear



Common loading area featuring two (2) covered dock doors and grade loading ramp

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LOCATION

Conveniently located just west of Clark Drive on the northwest corner of Vernon Drive and William Street, 1131 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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