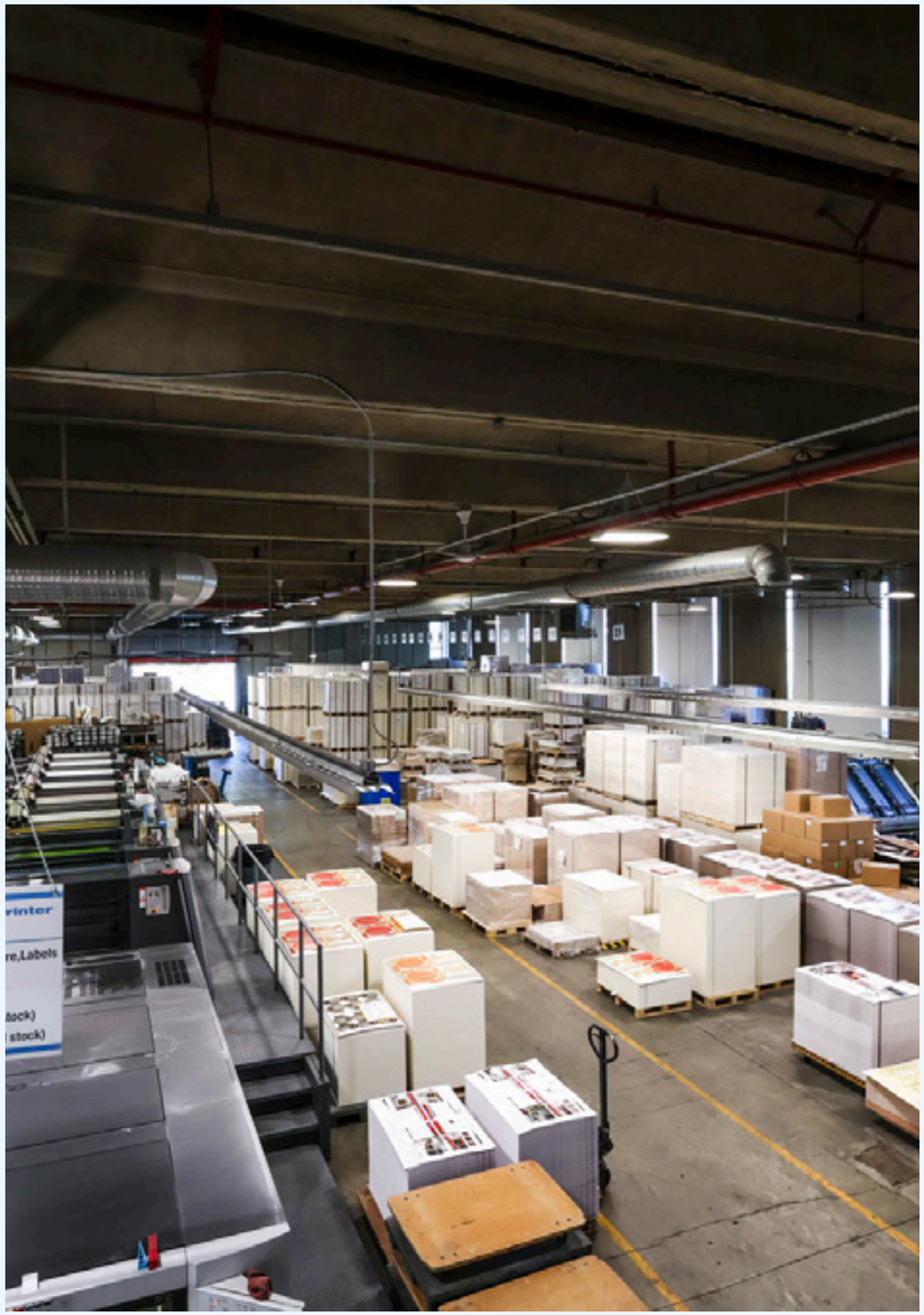
For Lease

125 W 71st Avenue

Vancouver, BC

32,974 SF (DEMISED) ON 0.98 ACRE LOT | INDUSTRIAL WAREHOUSE SPACE





THE OPPORTUNITY

Iconic Properties Group is pleased to present **125 W 71st Avenue, Vancouver**, offering for lease **Unit A, comprising approximately 15,000 SF of industrial space** within a freestanding industrial facility. Featuring a functional warehouse layout with approximately **20-foot clear height**, **second-floor office space**, **heavy 3-phase electrical power**, and access to approximately **13,500 SF of yard and parking space**, the premises accommodate a variety of industrial operations.

Situated in South Vancouver, one of the region's most strategically connected industrial districts, the property benefits from **I-2 Industrial Zoning**, supporting a range of permitted industrial uses. Ideally suited for manufacturing, warehousing, distribution, and storage operations, the property offers convenient access to **Marine Gateway, Richmond, YVR Airport**, and major transportation routes throughout Metro Vancouver.

HIGHLIGHTS

FREESTANDING INDUSTRIAL OPPORTUNITY
Unit A offers approximately 15,000 SF of functional industrial warehouse and office space available for lease.

FUNCTIONAL 15,000 SF LAYOUT
Well-balanced warehouse, office, and mezzanine space across three levels, designed to support efficient operations and team workflow.

EXPANSIVE 42,700 SF SITE WITH YARD AREA
Approximate site dimensions of 427 ft × 100 ft, including ±13,500 SF of on-site yard and parking to accommodate vehicles, storage, and circulation.

INDUSTRIAL-READY INFRASTRUCTURE
I-2 zoning with heavy 3-phase electrical power and1 grade-level loading door to support warehousing, distribution, and light manufacturing uses.

STRATEGIC SOUTH VANCOUVER LOCATION
Immediate access to Highway 91, Highway 99, YVR, and key arterial routes, enabling efficient regional and cross-border connectivity.

TRANSIT-ACCESSIBLE FOR EMPLOYEES
Walking distance to Marine Drive Station and close to Marine Gateway amenities, providing convenient access for staff and visitors.

Property Overview

This freestanding industrial facility offers **Unit A, comprising approximately 15,000 SF of warehouse and second-floor office space**, within a **0.98-acre (42,700 SF) I-2 zoned site in South Vancouver**. The premises feature an approximately **20-foot clear-height warehouse, heavy 3-phase electrical service,** and access to approximately **13,500 SF of yard and front-site parking**. The overall facility is equipped with **1 grade-level loading door**, supporting efficient shipping and receiving operations. Originally constructed in **1963**, the property offers functional industrial space suitable for manufacturing, warehousing, distribution, and storage operations.

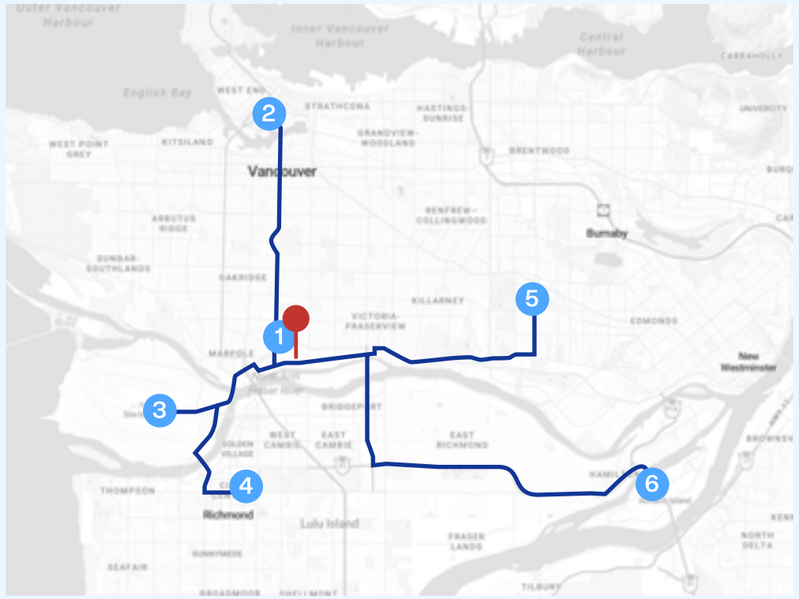
ADDRESS	125 W 71st Avenue, Vancouver, BC V5X 2X3
PID	014-141-272
ZONING	I-2
LOT DIMENSIONS & SIZE	427’ x 100’ 0.98 Acres (42,700 SF)
YARD SIZE	±13,500 SF
GROSS LEASABLE AREA	±15,000 SF (Unit A) ~~±17,974 SF (Unit B)~~ **LEASED** **32,974 SF (Total)**
WAREHOUSE CLEAR HEIGHT	20’
GRADE DOORS	1
PARKING	On-Site Parking Yard
PROPERTY TAX (2026)	$147,023.00

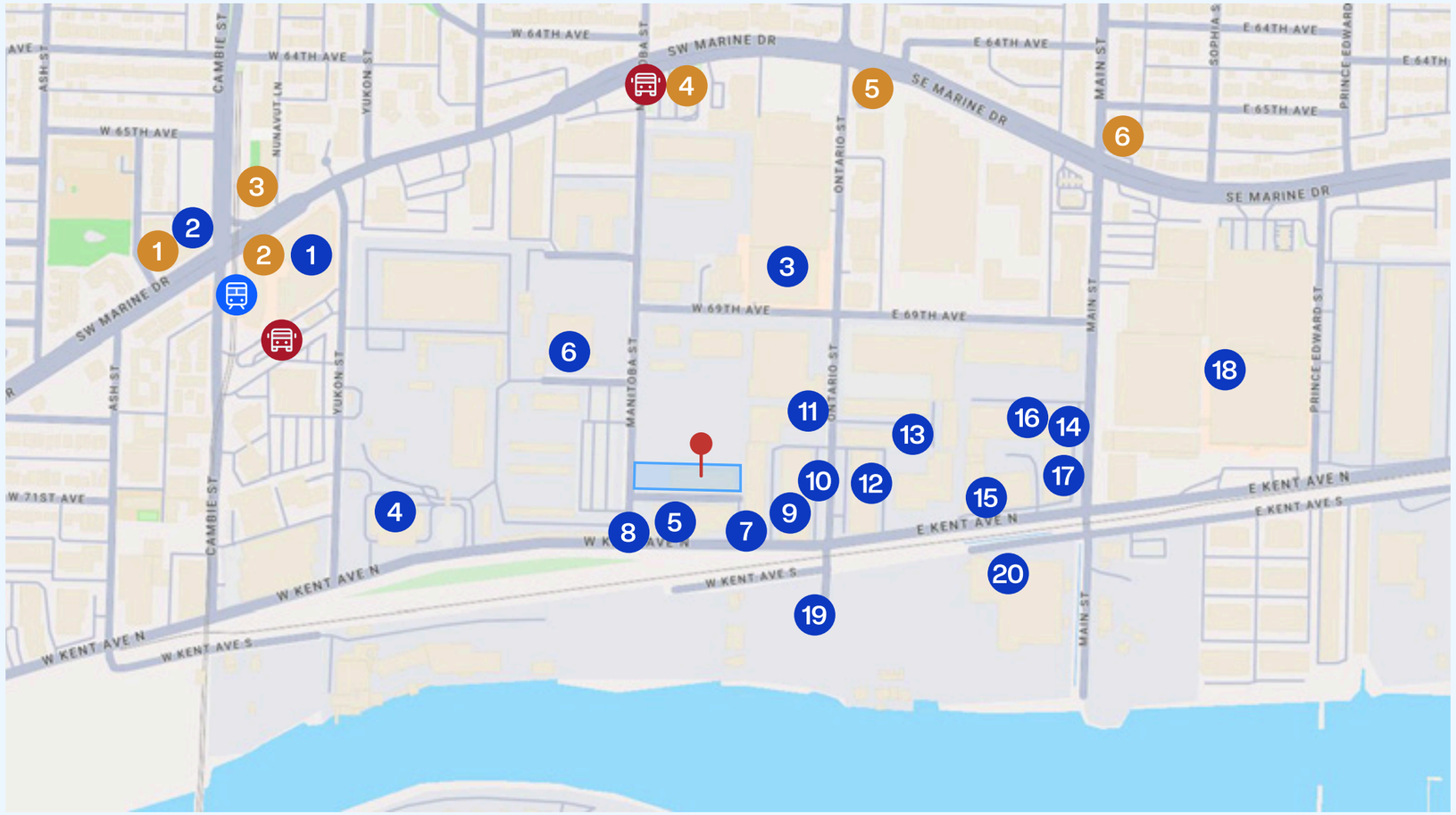


Location Overview

Strategically located in South Vancouver, 125 W 71st Avenue benefits from exceptional central connectivity within Metro Vancouver. The property is just a 3-minute drive or 15-minute walk to Marine Gateway Station, providing direct Canada Line access, and approximately a 25-minute drive to Downtown Vancouver. Vancouver International Airport is within a 10-minute drive, while Richmond's Brighouse district and Metropolis at Metrotown are easily accessible within 15 and 20 minutes.

Key Destination	Approx. Driving Time
1 **Marine Gateway**	3 minutes
2 **Downtown Vancouver**	25 minutes
3 **YVR Airport**	10 minutes
4 **Richmond Brighouse**	15 minutes
5 **Metropolis at Metrotown**	20 minutes
6 **Annacis Island**	30 minutes





RESTAURANTS & CAFES

1. JOY CAFE
2. Marine Gateway
   a. A&W
   b. Neptune Palace Seafood
   c. Kinton Ramen
   d. Tim Hortons
   e. Starbucks
   f. Dublin Crossing
   g. Subway
3. Bubble Waffle Cafe
4. McDonald's
5. Wendy's
6. Hi Five Chicken

RETAIL & SERVICES

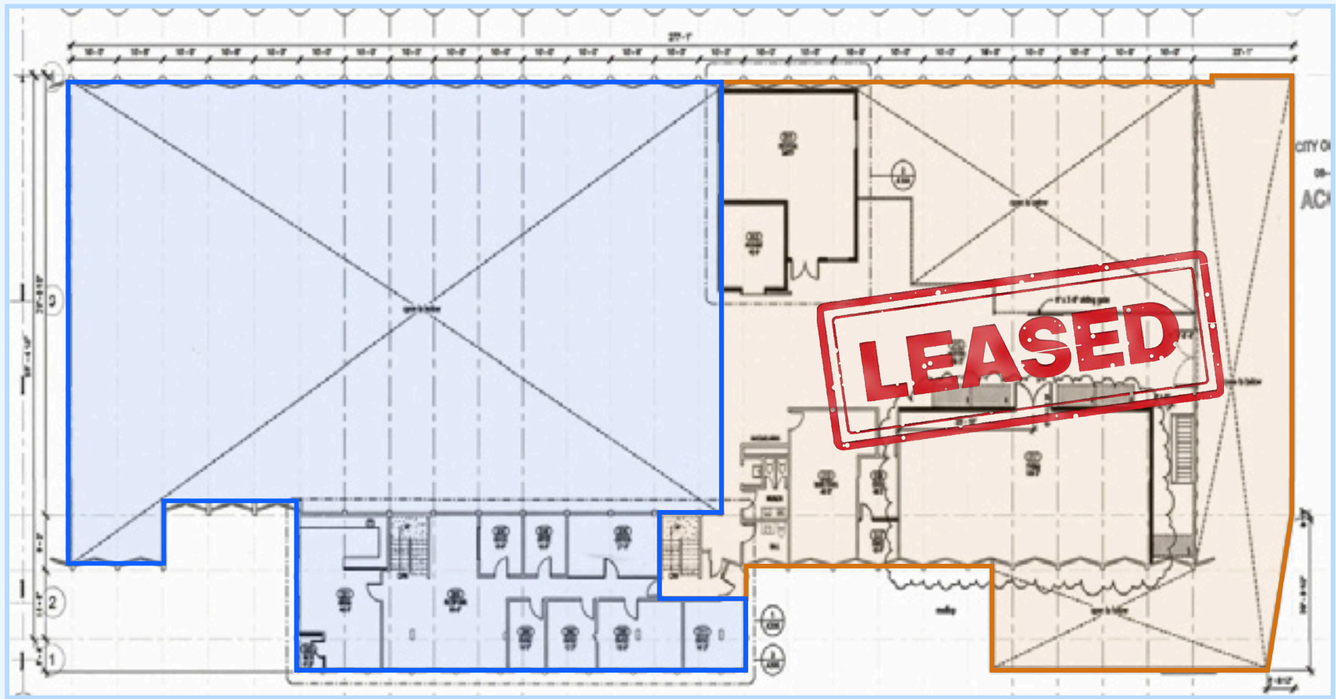
1. Marine Gateway
   a. BMO Bank of Montreal
   b. CIBC
   c. TD Canada Trust
   d. RBC Royal Bank
   e. T&T Supermarket
   f. Shoppers Drug Mart
2. Scotiabank
3. Canadian Tire
4. Vancouver Transfer Station
5. Mainland Automotive Collision Ltd
6. Kent Metal Products Ltd
7. Kelvin Glass
8. Eburne Hauling & Loading
9. Dispensary Supply Canada
10. PJ Cabinets
11. Eatern Ltd.
12. Terra Doors Ltd
13. Inter Source Trading Corp
14. Designers Resource Centre
15. Burroughs Printing
16. Magnum Frames
17. The Empire Music Co Ltd
18. Real Canadian Superstore
19. Westcoast Cellufibre Division
20. Lionsgate Scaffolding

125 W 71ST AVE

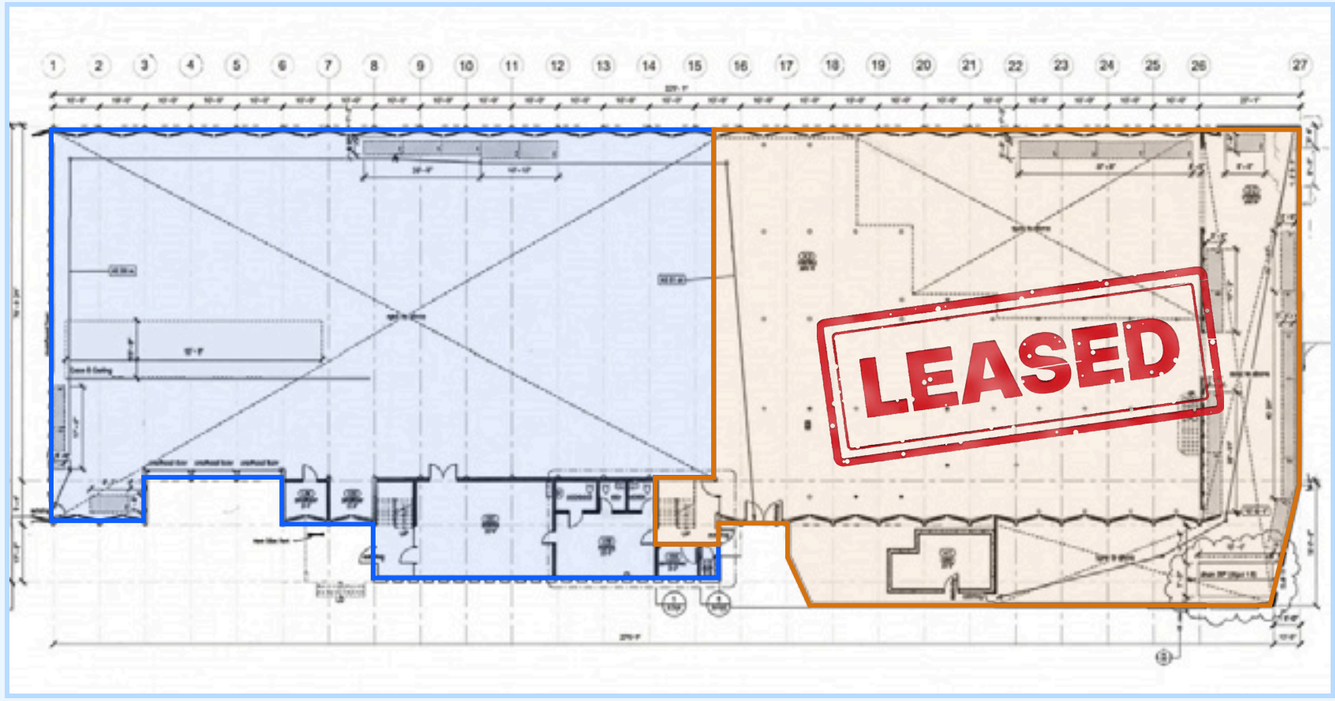
BUS STOP

Floor Plan

SECOND FLOOR



GROUND FLOOR

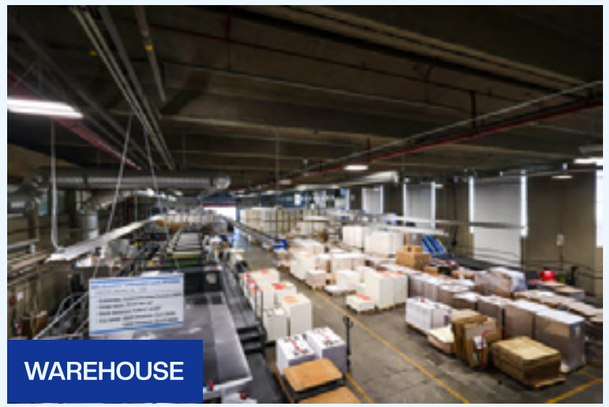


UNIT A

UNIT B

Gallery

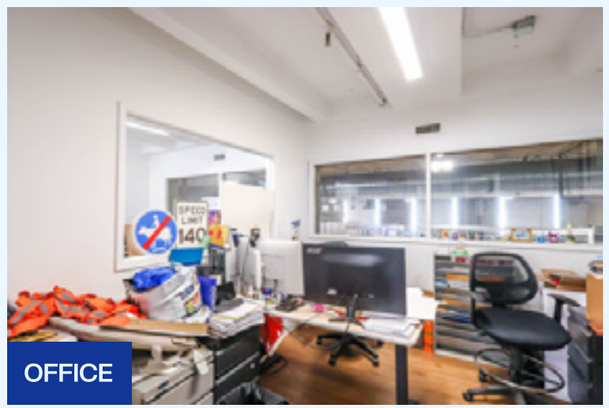
UNIT A


WAREHOUSE


WAREHOUSE


OFFICE


KITCHEN


OFFICE


EQUIPMENT ROOM

UNIT B

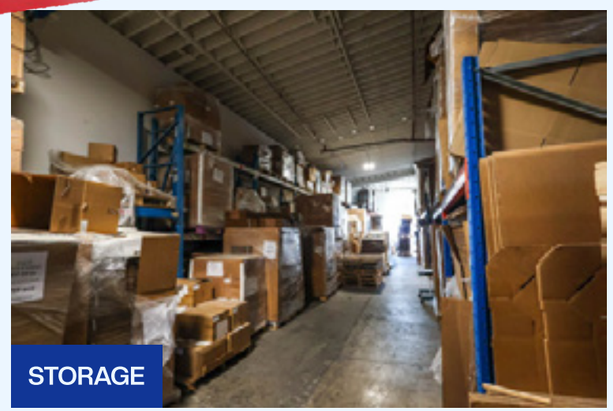

SECOND FLOOR


EQUIPMENT ROOM


WAREHOUSE


WAREHOUSE


WAREHOUSE


STORAGE

LEASED

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