



INTRAUrBAN
THE CHOICE IS YOURS,
BUT THESE CENTRAL
LOCATIONS WON'T LAST.

With the pent-up demand for industrial space in the City of Vancouver's constrained real estate market, uptake is projected to be swift. Act now, and take your business to the next level of real estate ownership.



**FOR MORE
INFORMATION,
PLEASE CONTACT:**

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A Vancouver-based real estate development and investment company, specializing in re-imagining residential and commercial/industrial properties that have true, unrealized potential.

GIVE YOUR BUSINESS ACCESS TO GROW.



The Knight Street Bridge takes you wherever you need to go.

IntraUrban Kent is purpose built for traditional light industrial businesses, conveniently located near the Knight Street Bridge. Easy arterial access, proximity to YVR and a Vancouver address will help put your small- or medium-sized business on the global map.



LOCATION. DESIGN. OWNERSHIP. VISION.

DESIGNED TO WORK AS HARD AS YOUR BUSINESS DOES.

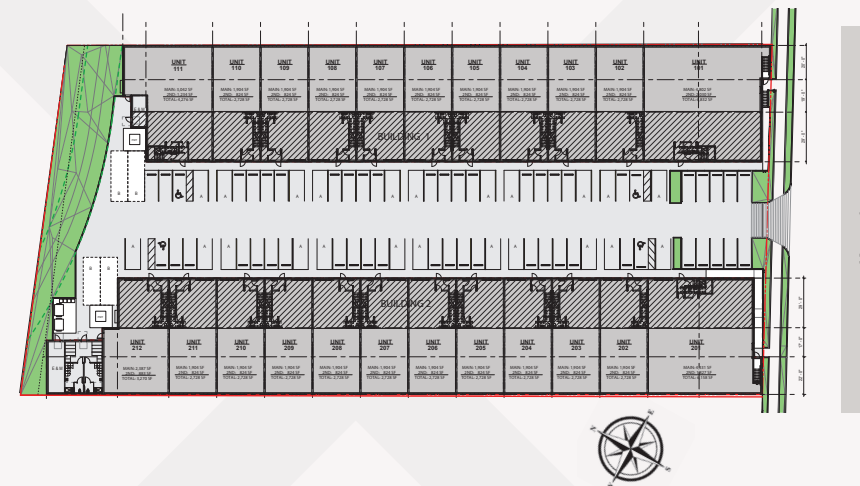
IntraUrban Kent will offer XXX,XXX square feet of space, purpose built for traditional I-2 (Industrial) zoned businesses, including:

- TV/Film Production
- Building Systems Maintenance
- Electrical Supply
- R & D
- Furniture Warehouse and Distribution
- Personal protective equipment (PPE) manufacturing & distribution
- Courier Groups
- Logistics
- Equipment Rental
- Warehouse Storage
- Cabinet Making
- Millwork/woodwork
- Glass, Tile & Stonework
- Printing

Just one of the many configurations adapted to your specific business needs.



Best-in-class architects and designers have created business space that's almost too good to be industrial.



Unit sizes range from XXXX to XXXX square feet, with industry-ready options built in for efficiency and productivity, including:

- Contemporary storefront and generous glazing
- Grade level loading per unit
- ±26' clear ceiling heights
- ESFR sprinklers
- 3-phase power (200 amp)
- Built-in concrete mezzanines w/operable windows
- High efficiency lighting
- Skylights in warehouse
- Heavy floor load capacity (350 lbs/sf)
- Handicapped accessible washroom on main floor
- Separately metered utilities

It's time for your business to build equity.

Instead of paying a landlord's mortgage, why not pay your own. While historic numbers are no indicator of future performance, the increase in values of IntraUrban Business Parks speak for themselves.

