



# INDUSTRIAL

480 RAILWAY STREET

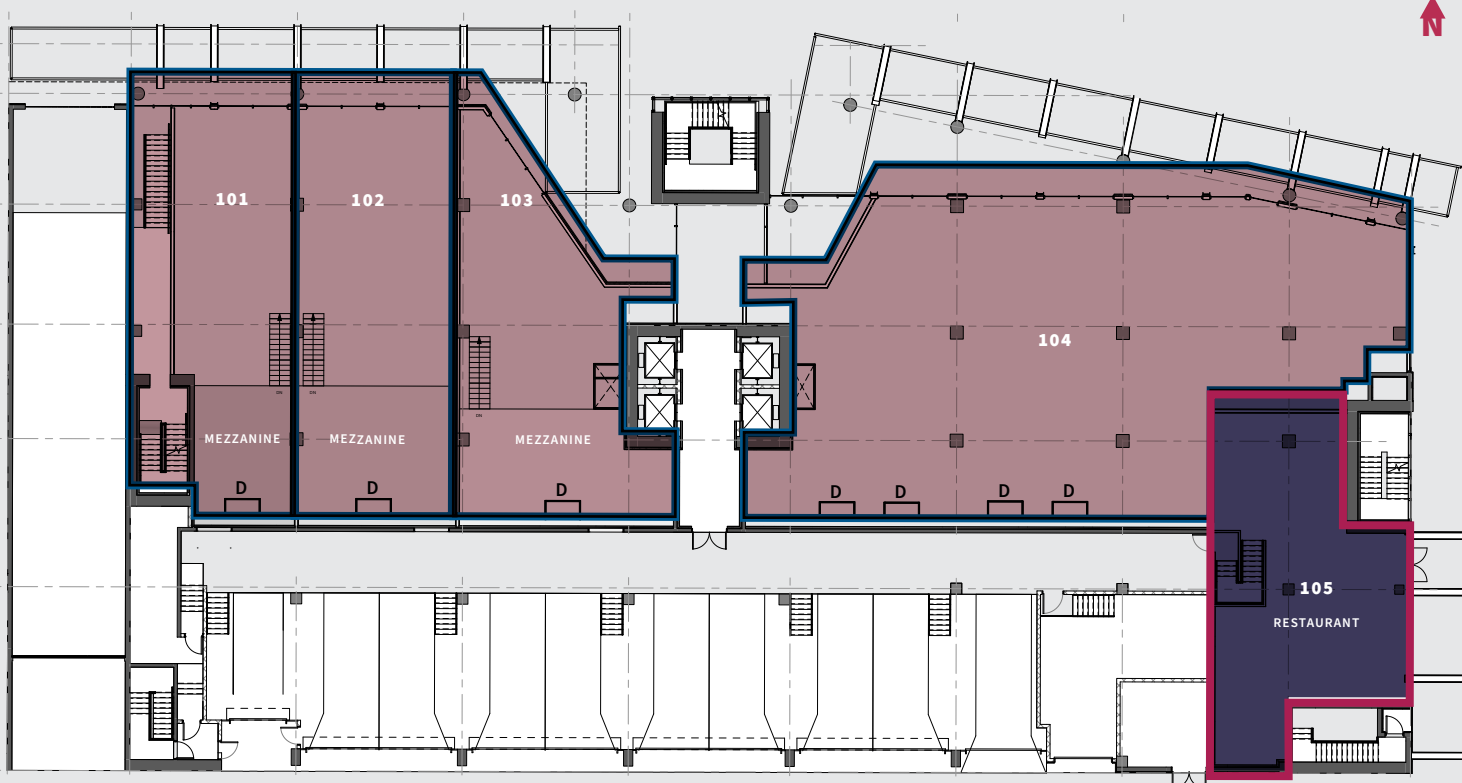


**LOCATED IN RAILTOWN, THE INDUSTRIAL GATEWAY TO THE CITY OF VANCOUVER, MAKER EXCHANGE INDUSTRIAL PROVIDES BUSINESSES WITH THE OPPORTUNITY TO GROW IN A STATE-OF-THE-ART BUILDING WITH ACCESS TO WORKFORCE, LAST MILE DISTRIBUTION AND SHOWROOM CAPABILITY.**

**DESIGNED BY MGBA ARCHITECTS, MAKER EXCHANGE INDUSTRIAL PROVIDES FORWARD-LOOKING BUSINESSES WITH OPERATIONAL FLEXIBILITY AND EFFICIENCY TODAY AND WELL INTO THE FUTURE.**

**MAKER EXCHANGE INDUSTRIAL CONSISTS OF MORE THAN 16,307 SF OF GROUND FLOOR INDUSTRIAL UNITS WITH DOCK LOADING, HIGH CEILING (UP TO 20') AND FLEXIBLE INFRASTRUCTURE. UNITS RANGE IN SIZE FROM 2,858 SF TO 6,750 SF AND CAN BE COMBINED TO CREATE LARGER UNITS.**

**MAKER EXCHANGE INDUSTRIAL IS OVERBUILT TO PROVIDE FOR EASY INTEGRATION OF DEMANDING NEEDS OF THE BIOMEDICAL, LABORATORY, INFORMATION TECHNOLOGY AND CREATIVE MANUFACTURING USERS.**



Lane

Suite Ground	Ground Floor SF	Mezzanine SF	Total SF	Use	Loading
101	2,368	490	2,858	Industrial	1 Dock
102	2,855	740	3,595	Industrial	1 Dock
103	2,284	820	3,104	Industrial	1 Dock
104	6,750		6,750	Industrial	4 Dock
<b>Total</b>	<b>14,257</b>	<b>2,050</b>	<b>16,307</b>		<b>7 Dock</b>

## MAKER EXCHANGE INDUSTRIAL FEATURES

- Contemporary design with storefront glazing
- Seven (7) dock platform doors
- Hydraulic Dock Levelers
- 20' clear ceiling heights
- ESFR sprinklers
- 1,000A 347/600V, electrical service
- Fibre Optic service
- Laboratory infrastructure including floor drains and fume hood venting
- Decentralized HVAC system
- Secure underground parking
- Concrete construction

## FLEXIBLE ZONING

THE I-4 ZONING PERMITS A WIDE VARIETY OF USES INCLUDING BUT NOT LIMITED TO:

- Laboratory and biotechnology
- Creative products manufacturing
- Electrical product manufacturing
- Information technology manufacturing
- Home décor showroom, storage and wholesale
- Brewing and distilling
- Catering establishment
- Food manufacturing and production
- Printing shops
- Restaurants
- Vocational or trade schools

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