



FOR LEASE  
**8550 FRASER STREET**  
VANCOUVER, BC

SMALL BAY DOCK LOADING UNITS



## PROPERTY DESCRIPTION

Located in the heart of Vancouver's vibrant South Vancouver neighbourhood, 8550 Fraser Street offers a prime commercial property with outstanding visibility and accessibility. This strategically positioned property sits on a bustling arterial route, close to the Marine SkyTrain station with convenient access via the major transport routes to Downtown Vancouver, Richmond and Burnaby.

## BUILDING FEATURES

- Attractive landscaping
- Dock loading
- 22 foot warehouse ceiling height
- 208 Volt/100 Amp power (to be confirmed)
- Gas-fired unit heaters
- Extensive parking
- Excellent corporate identity

## AVAILABLE UNITS

ADDRESS	TOTAL AREA	LOADING DOORS	AVAILABLE
8582 Fraser Street	2,332 SF	1 Dock	Immediately
<del>8570 Fraser Street</del>	<del>2,091 SF</del>	<del>1 Dock</del>	<del>Leased</del>

## NET RENT

\$16.00 PSF

## TAXES & OPERATING COSTS

\$6.93 PSF

## LOCATION

The subject property is located in Riverside Industrial Park, south of Steveston Highway between No. 5 Road and Shell Road in South Richmond. Riverside Industrial Park is the location of choice for high profile corporations such as London Drugs, Makita Power Tools, Ideon Packaging, Organo Gold, TFI Foods and Dan D Foods.

## ZONING

M2 (Business Park Industrial District), permits a wide variety of light manufacturing, distribution and service uses.



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