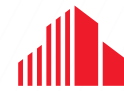


FOR LEASE

8248 BORDEN STREET

Vancouver, BC



**CUSHMAN &
WAKEFIELD**



Year 1 Introductory Rate of \$9.00 Per SF*

**Contact listing agents for details*

61,531 SF FREESTANDING INDUSTRIAL FACILITY ON 1.69 ACRES



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Property FEATURES



**Image has been enhanced to reflect improvements currently underway*

PROPERTY SIZE	1.69 acres	
BUILDING SIZE	Warehouse:	54,571 SF
	Office:	6,960 SF
	Total:	61,531 SF
ZONING	I-2 industrial permitting a wide range of warehousing, manufacturing, service and wholesaling uses	
LOADING	Numerous dock and grade loading positions	
CEILING HEIGHT	21' 7" to bottom of truss	
POWER	3-phase, 600-amps	
COLUMN SPACING	40' X 20'	
SPRINKLERS	Yes	
HVAC	In the office areas	
BASE RENT	\$14.00 PSF	
ADDITIONAL RENT	\$5.27 PSF	
AVAILABILITY	Immediate	

Opportunity

To lease a 61,531 SF freestanding industrial facility in the heart of South Vancouver’s commercial district. Facilities of this size are rarely available in Vancouver’s industrial market. With 600-amp, 3-phase power, the property is well-suited for a range of manufacturing operations. The 21’7” clear ceiling height, combination of dock and grade loading, and strategic location make it an ideal fit for distribution and logistics users.



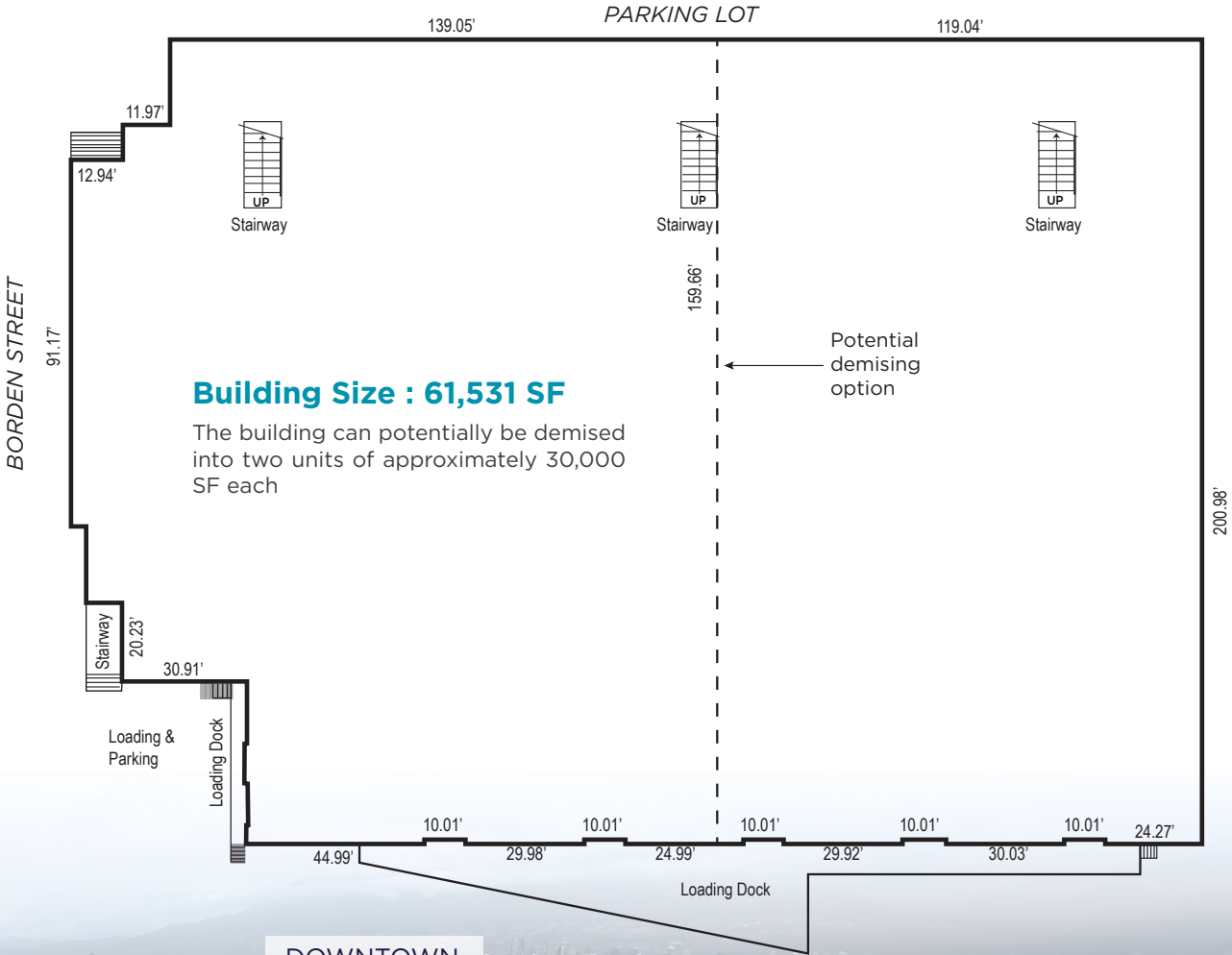
Property LOCATION

The subject property is ideally located in South Vancouver offering unbeatable access to Downtown Vancouver, the YVR airport, Richmond via the Knight Street bridge, and Burnaby at SE Marine Drive. Positioned just one block east of the Knight Street bridge, on the corner of Borden Street and East Kent Avenue, the property benefits from nearby amenities, a strong labour pool and convenient public transit service.

VANCOUVER
INTERNATIONAL
AIRPORT



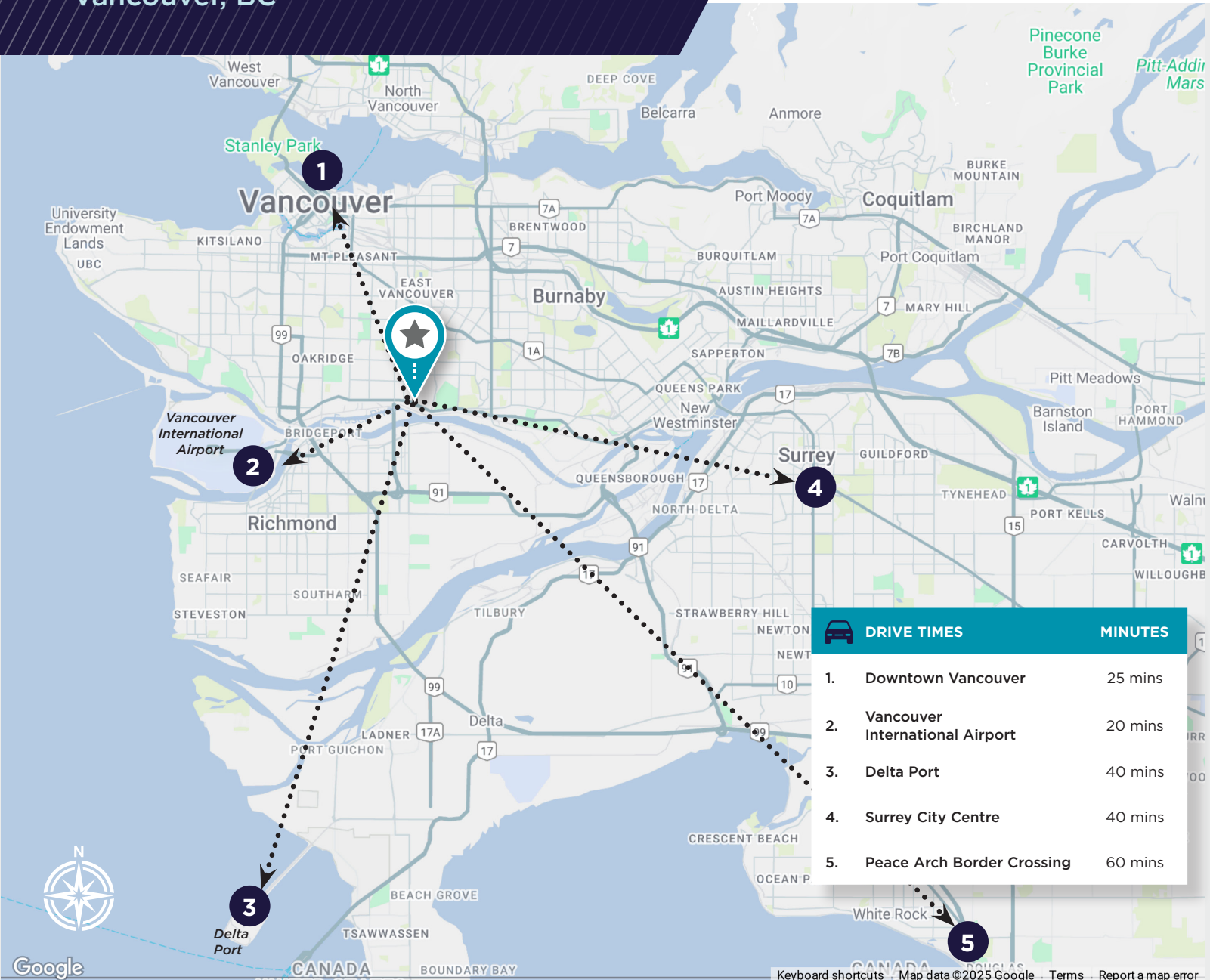
SITE PLAN



DOWNTOWN
VANCOUVER

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