

FOR LEASE

8248 BORDEN STREET

Vancouver, BC



UP TO 61,531 SF FREESTANDING INDUSTRIAL FACILITY ON 1.69 ACRES



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Property FEATURES



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

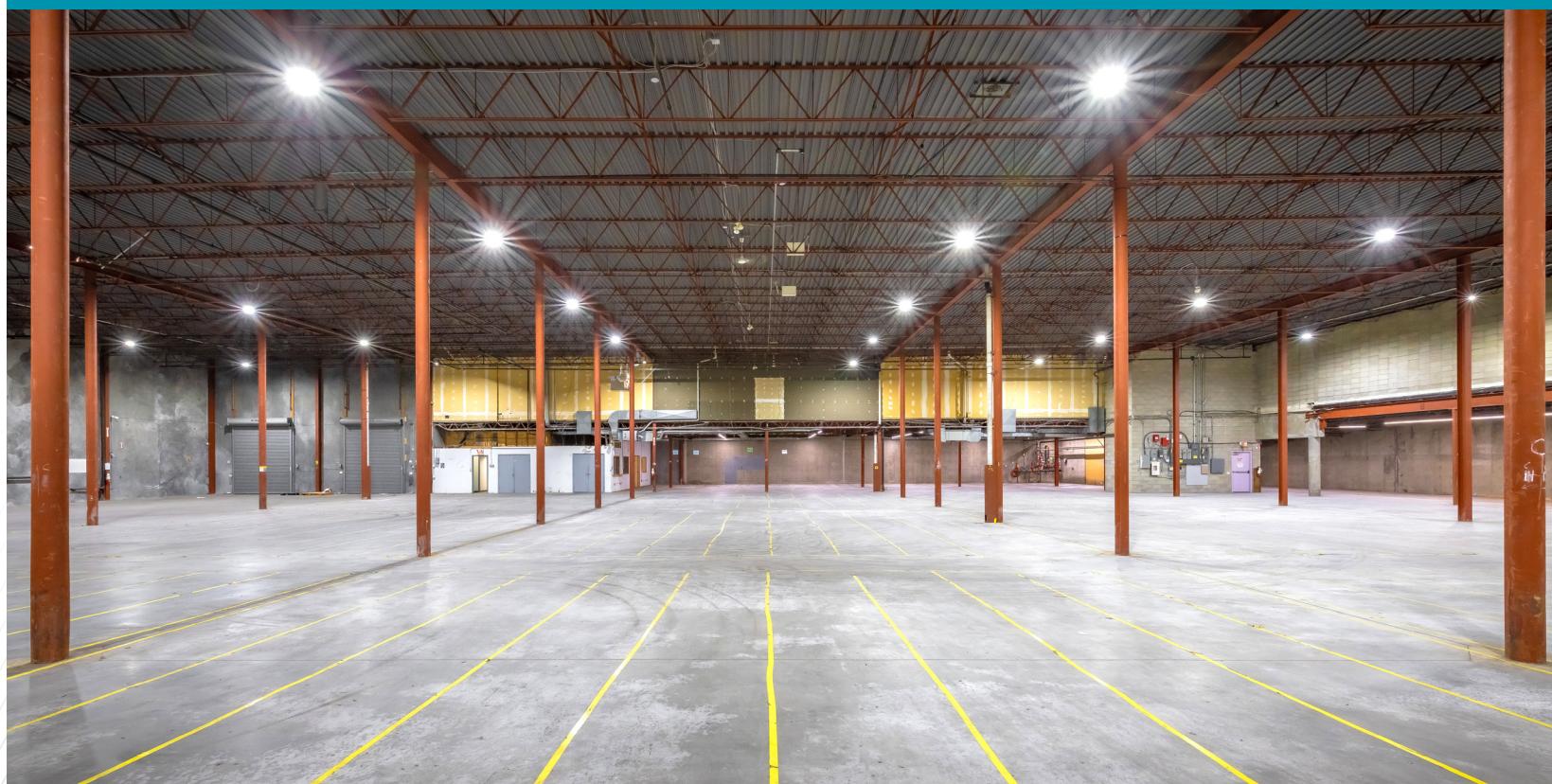
\$5.27 PSF

AVAILABILITY

Immediate

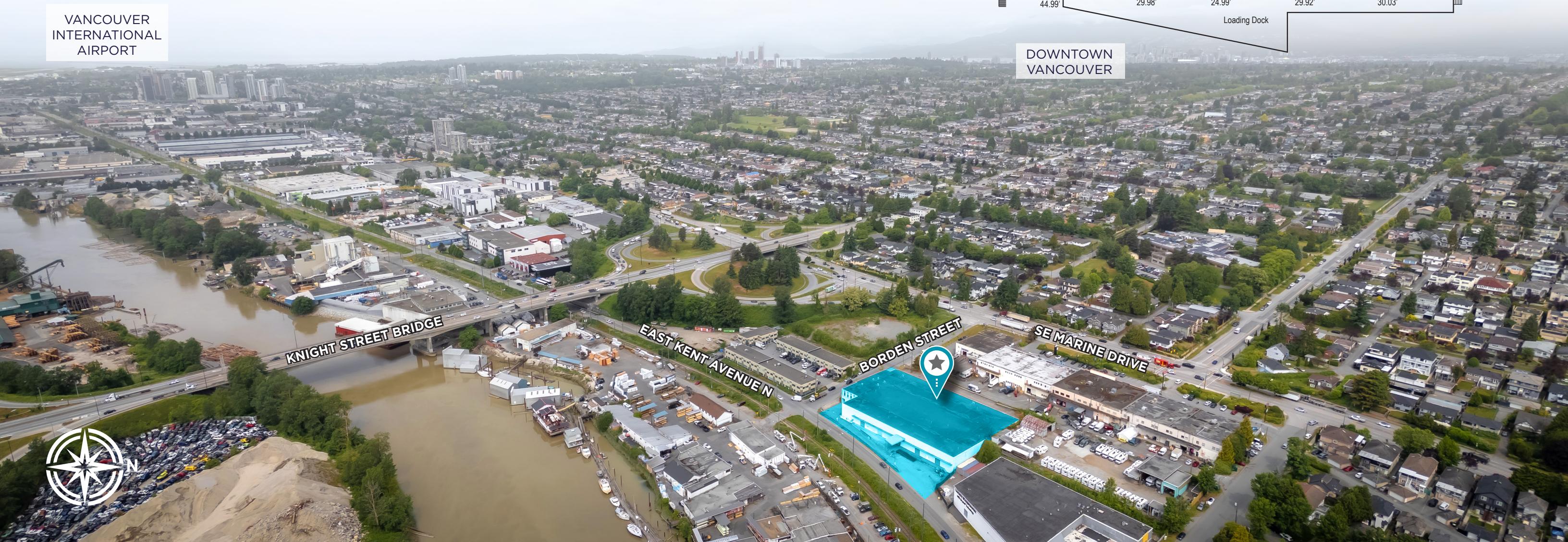
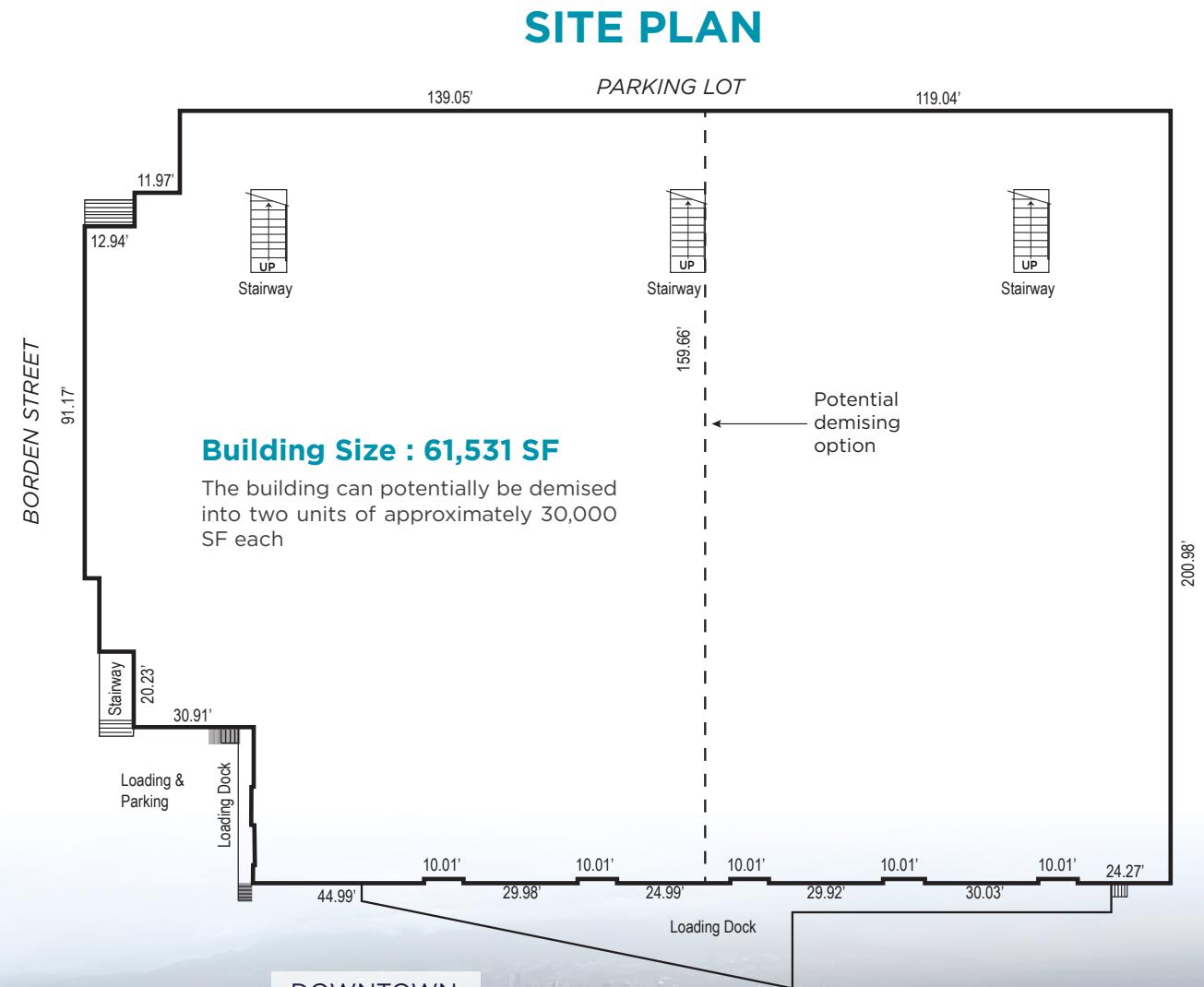
Opportunity

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.



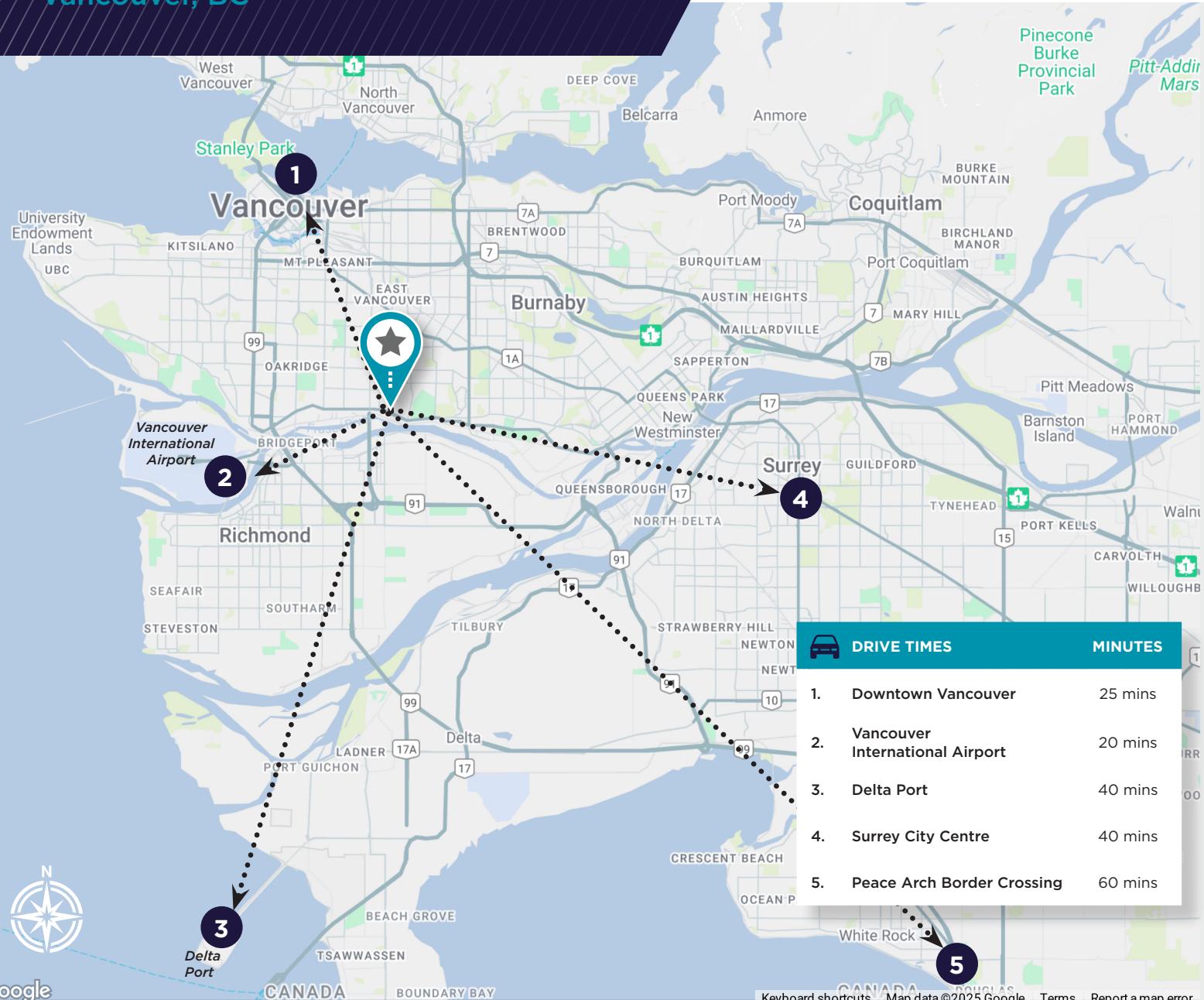
Property **LOCATION**

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.



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