8268 ONTARIO STREET

Vancouver, BC



FOR LEASE

FREESTANDING BUILDING WITH YARD

CUSHMAN & WAKEFIELD







OVERVIEW

An opportunity to lease ± 6,470 SF in a freestanding building at 8268 Ontario Street in South Vancouver. The building offers approximately 100 feet of frontage along Ontario Street with large billboard signage exposed to southbound traffic. The warehouse measures approximately 73 feet by 48 feet with 11'8" foot clear ceiling height, and the front of the building is improved with a showroom, offices, lunch room, and washrooms. The site includes ± 6,030 SF of outdoor yard area. Zoning is I-2, permitting a range of industrial, warehousing, and service uses.

PROPERTY HIGHLIGHTS

- Three (3) overhead doors plus one (1) sliding door
- 11'8" ft warehouse clear ceiling height
- Ample electrical service
- Gated on-site parking
- Gas-fired heater in warehouse
- 6,030 SF outdoor yard with gate
- Freestanding building with approximately 100 ft of Ontario Street frontage
- Large billboard signage exposed to southbound traffic
- Layout includes front showroom, offices, lunch room, washrooms, and open warehouse space

INTERIOR PHOTOS





SALIENT DETAILS

BUILDING	±6,470 SF
YARD AREA	±6,030 SF
ZONING	I-2
BASIC RENT	Contact Listing Agents
ADDITIONAL RENT	Contact Listing Agents
MONTHLY RENT	Contact Listing Agents





LOCATION

South Vancouver

8268 Ontario Street is located in South Vancouver's Marine Drive industrial corridor, one of the last remaining industrial pockets within Vancouver city limits. The site offers direct access to Marine Drive, Knight Street, and Oak Street, connecting to Richmond and YVR to the south, Burnaby to the east, and downtown Vancouver to the north. Marine Drive Canada Line Station and the Marine Gateway retail and dining node are within walking distance.

DRIVE TIMES

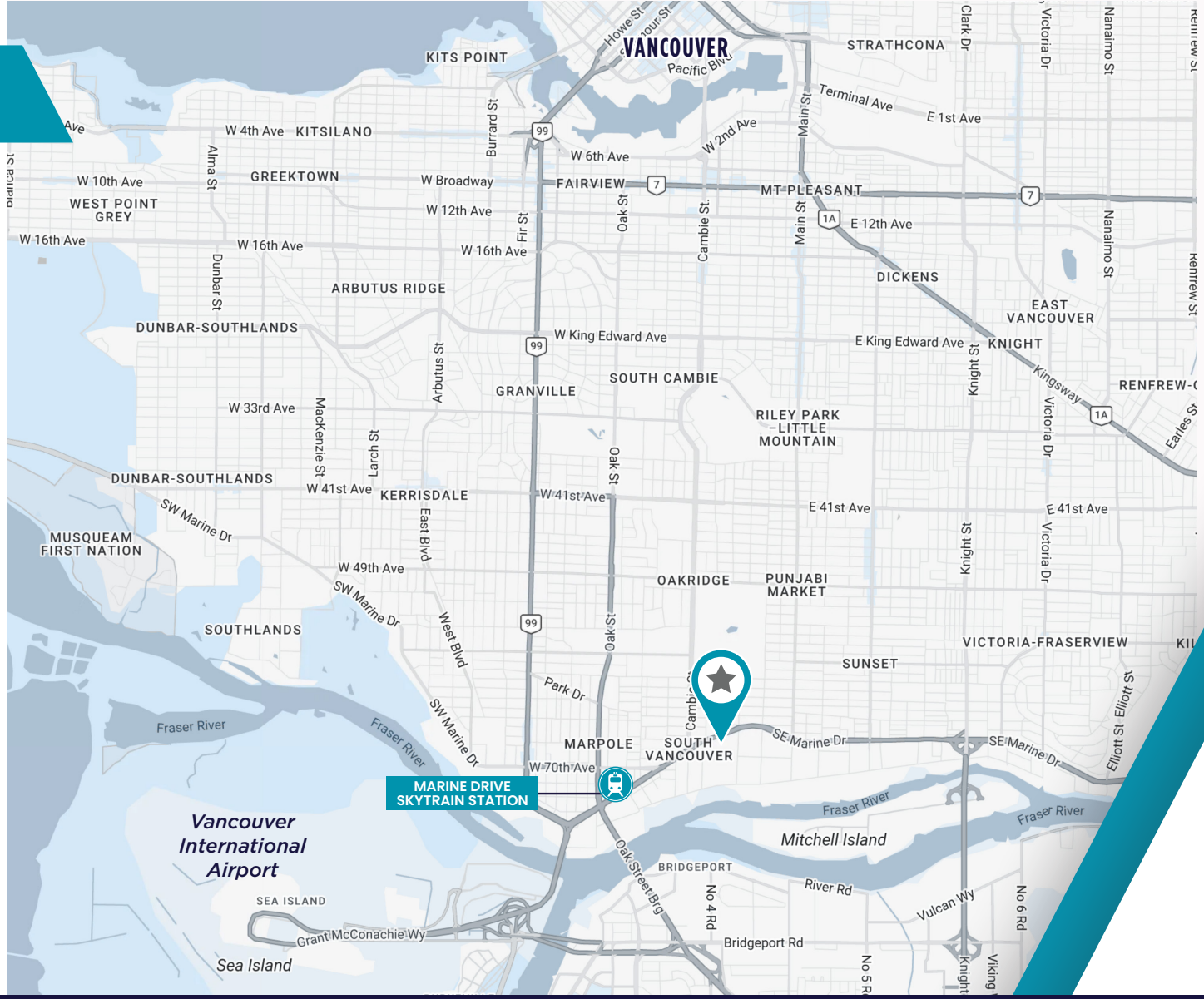
LOCATION	MINUTES
SW Marine Drive	10 mins
Knight Street Bridge	7 mins
YVR International Airport	7 mins
Highway 91	12 mins
Richmond City Centre	15 mins
Marine Drive SkyTrain Station	20 mins
Port of Vancouver	30 mins

DEMOGRAPHICS

87
WALK SCORE
WALKER'S PARADISE

85
BIKE SCORE
BIKER'S PARADISE

72
TRANSIT SCORE
RIDER'S PARADISE



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