210 & 211 8475 ONTARIO STREET

Vancouver, BC



REDUCED RATES | $13.99 PSF

FOR LEASE

3,280 TO 6,570 SF FRONT GRADE LOADING WAREHOUSE

CUSHMAN & WAKEFIELD









OVERVIEW

Units 210 and 211 at 8475 Ontario Street are two strata warehouse units available for lease individually or combined. Unit 210 is 3,290 SF and Unit 211 is 3,280 SF, for a combined 6,570 SF. Each unit has its own front-grade loading door. The space is primarily low-ceiling warehouse with an office buildout. Zoned I-2, which permits a range of industrial, wholesale, distribution, and service uses. Parking is two stalls per unit plus a loading stall.

PROPERTY HIGHLIGHTS

- 3,280 SF and 3,290 SF, combinable to 6,570 SF
- One front-grade loading door in each unit
- 2 parking stalls per unit plus loading
- 13-minute walk to Marine Drive Canada Line Station
- Low-ceiling warehouse with office buildout

INTERIOR PHOTOS

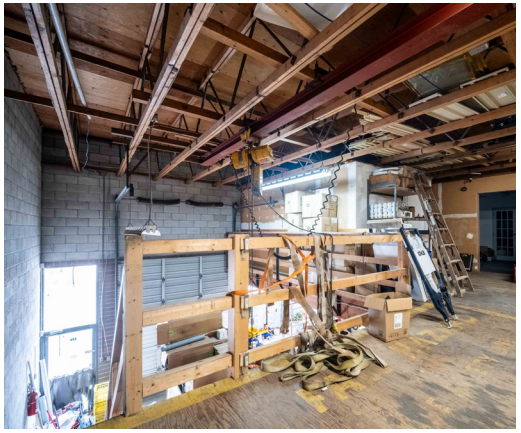


Unit 210: 3,200 SF



Unit 211: 3,280 SF









SALIENT DETAILS

UNIT	210	211
PARKING	2 stalls + loading per unit	2 stalls + loading per unit
SIZE	± 3,290 SF	± 3,280 SF
ZONING	I-2 zoning accommodates a broad range of industrial, manufacturing, wholesale, distribution, and service uses	
BASIC RENT	$13.99 /SF	$13.99 /SF
ADDITIONAL RENT	$6.55 /SF	$6.55 /SF
MONTHLY RENT	$5,631.38 + GST	$5,614.27 + GST

LOCATION

South Vancouver

The property sits in Vancouver's Sunset industrial district, a thirteen-minute walk from Marine Drive Station on the Canada Line, placing downtown Vancouver and Richmond within a direct transit ride. SW Marine Drive runs immediately south, connecting west to the Arthur Laing Bridge and Vancouver International Airport, and east to the Knight Street Bridge and Highway 91. Marine Gateway provides grocery, dining, banking, and cinema amenities within walking distance, and the Cambie Street and Main Street corridors offer additional retail and services for staff.

DRIVE TIMES

LOCATION	MINUTES
Marine Drive Station	2 mins
YVR Airport	8 mins
Knight Street Bridge	10 mins
Oak Street Bridge	15 mins
Downtown Vancouver	27 mins

DEMOGRAPHICS

79 **WALK SCORE**
EASY TO WALK

84 **BIKE SCORE**
VERY BIKEABLE

71 **TRANSIT SCORE**
EXCELLENT TRANSIT



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