8281 ROSS STREET

Vancouver, BC



FOR LEASE

2,200 SF FRONT GRADE LOADING WAREHOUSE

CUSHMAN & WAKEFIELD



OVERVIEW

Cushman & Wakefield is pleased to present 8281 Ross Street, a 2,200 SF industrial unit offering functional warehouse space in South Vancouver. The property features an open L-shaped warehouse layout with an estimated 18-foot clear ceiling height, front grade-level loading, and a small showroom/office area. Additional value is provided through a bonus unpermitted mezzanine at no charge and a fenced outdoor area, offering flexibility for storage and operational use.

PROPERTY HIGHLIGHTS

- Front grade loading
- Open-area L-shaped warehouse
- Bonus unpermitted mezzanine
- 18-foot clear ceiling height (estimated)
- Fenced outdoor area





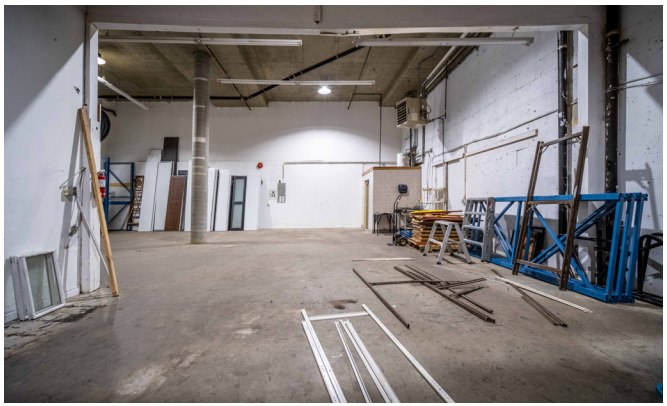
INTERIOR PHOTOS





SALIENT DETAILS

SIZE	± 2,200 SF
PARKING	2 stalls + loading
ZONING	I2
BASIC RENT	Contact listing agents
ADDITIONAL RENT	$7.00/SF
AVAILABILITY	Immediately





LOCATION

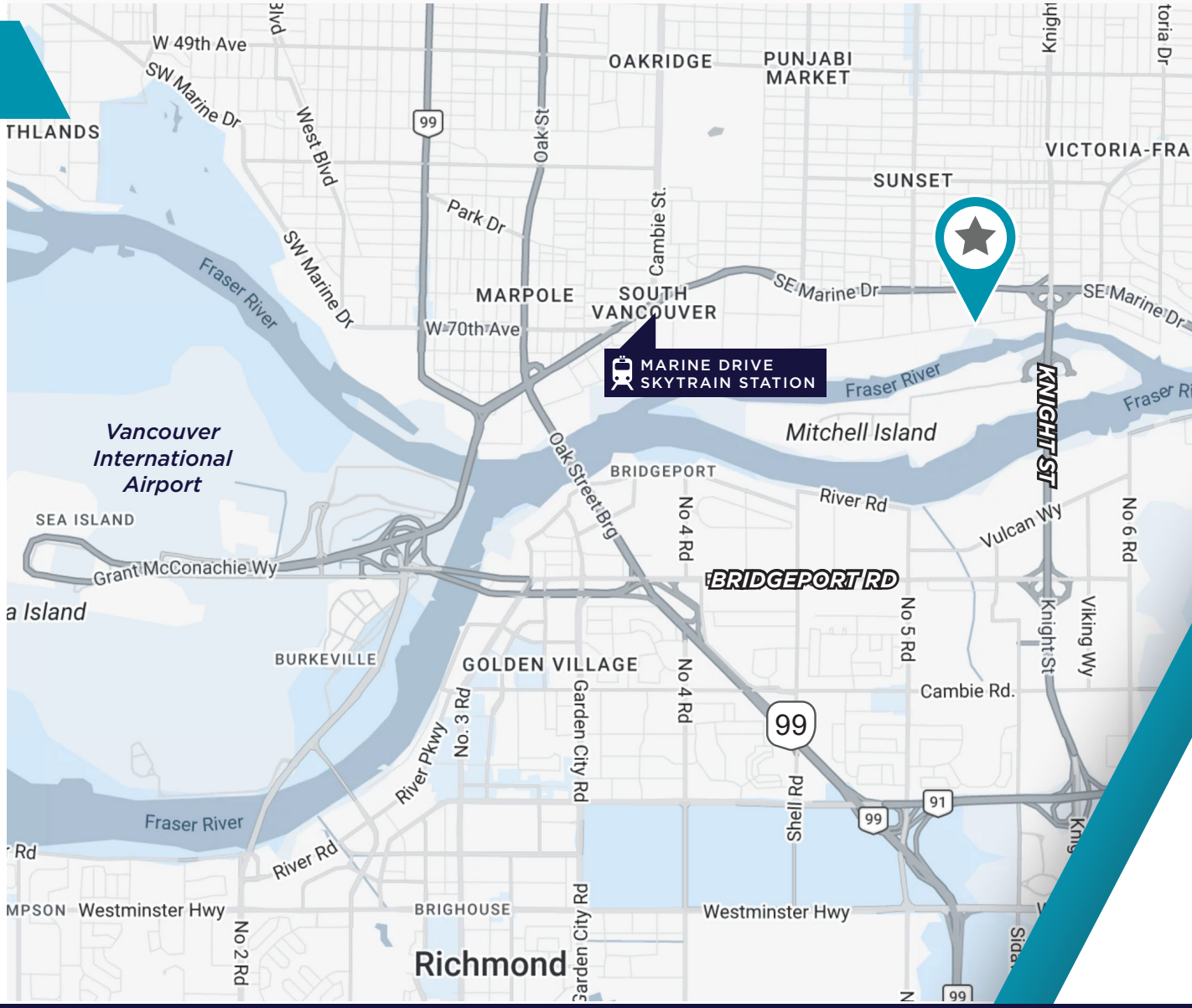
South Vancouver

Strategically located in South Vancouver's established industrial corridor, offering convenient access to Knight Street, Marine Drive, and Southeast Marine Drive. The property provides connectivity to Vancouver, Burnaby, Richmond, and the broader Metro Vancouver region via the Knight Street Bridge and nearby arterial roads. The surrounding area includes industrial, warehouse, automotive, and service-based businesses, with nearby retail amenities and transit access.

DRIVE TIMES

LOCATION	MINUTES
Marine Drive SkyTrain Station	7 mins
YVR International Airport	12 mins
Oak Street Bridge & Knight Street Bridge	12-16 mins
Knight Street & Marine Drive	4 mins
Downtown Vancouver	30 mins

82 **WALK SCORE**
WALKER'S PARADISE



For more information, please contact:

MATTHEW HO
Personal Real Estate Corporation
Associate Vice President
+1 604 608 5935
matthew.ho@cushwake.com

STEVEN LAM
Personal Real Estate Corporation
Associate Vice President
+1 604 608 5929
steven.lam@cushwake.com

Cushman & Wakefield
Suite 1200 - 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1

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