

FOR LEASE

Unit 125 - 8370 Ontario Street

Vancouver, BC



Vancouver IntraUrban Gateway | South Vancouver Industrial

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Macdonald Commercial Real Estate Services Ltd.

Macdonald
COMMERCIAL

member of
CORFAC
INTERNATIONAL

UNIT 125

8370 ONTARIO STREET

Vancouver, BC

OPPORTUNITY

Available for lease in PC Urban's IntraUrban Gateway, one of South Vancouver's most coveted industrial strata developments. Unit 125 offers 2,630 sq ft of well-configured flex industrial space across two levels, suited for light industrial, showroom, tech-service, food production, and creative business uses.

BUILDING SPECIFICATIONS

- » Grade-level loading door per unit
- » 26 ft clear ceiling heights
- » Built-in concrete mezzanine with operable windows
- » Skylights in warehouse
- » ESFR sprinklers
- » 3-phase power (200 amp)
- » High-efficiency lighting
- » Heavy floor load capacity (300 lbs/sf)
- » Handicapped accessible washroom on main floor
- » Separately metered utilities
- » Contemporary storefront with generous glazing



SALIENT DETAILS

CIVIC ADDRESS

125 - 8370 Ontario Street, Vancouver, BC

ZONING

I-2 (Industrial)

UNIT SIZE

- Main Floor: 1,820 sq.ft.
- Mezzanine: 810 sq.ft.
- Total Size: 2,630 sq.ft.

CEILING HEIGHT

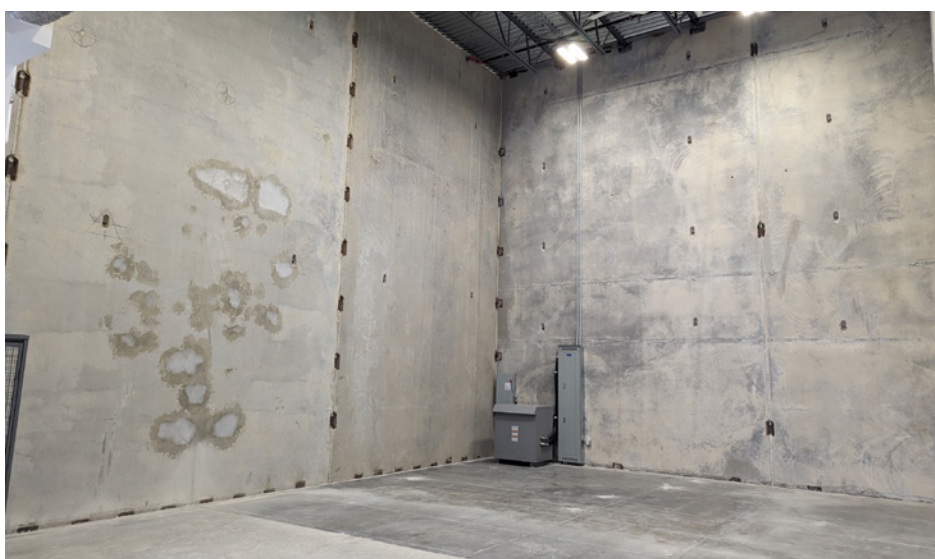
26 ft.

BASIC RENT

\$21 per sq.ft. per annum

ADDITIONAL RENT

\$9.36 per sq.ft. per annum



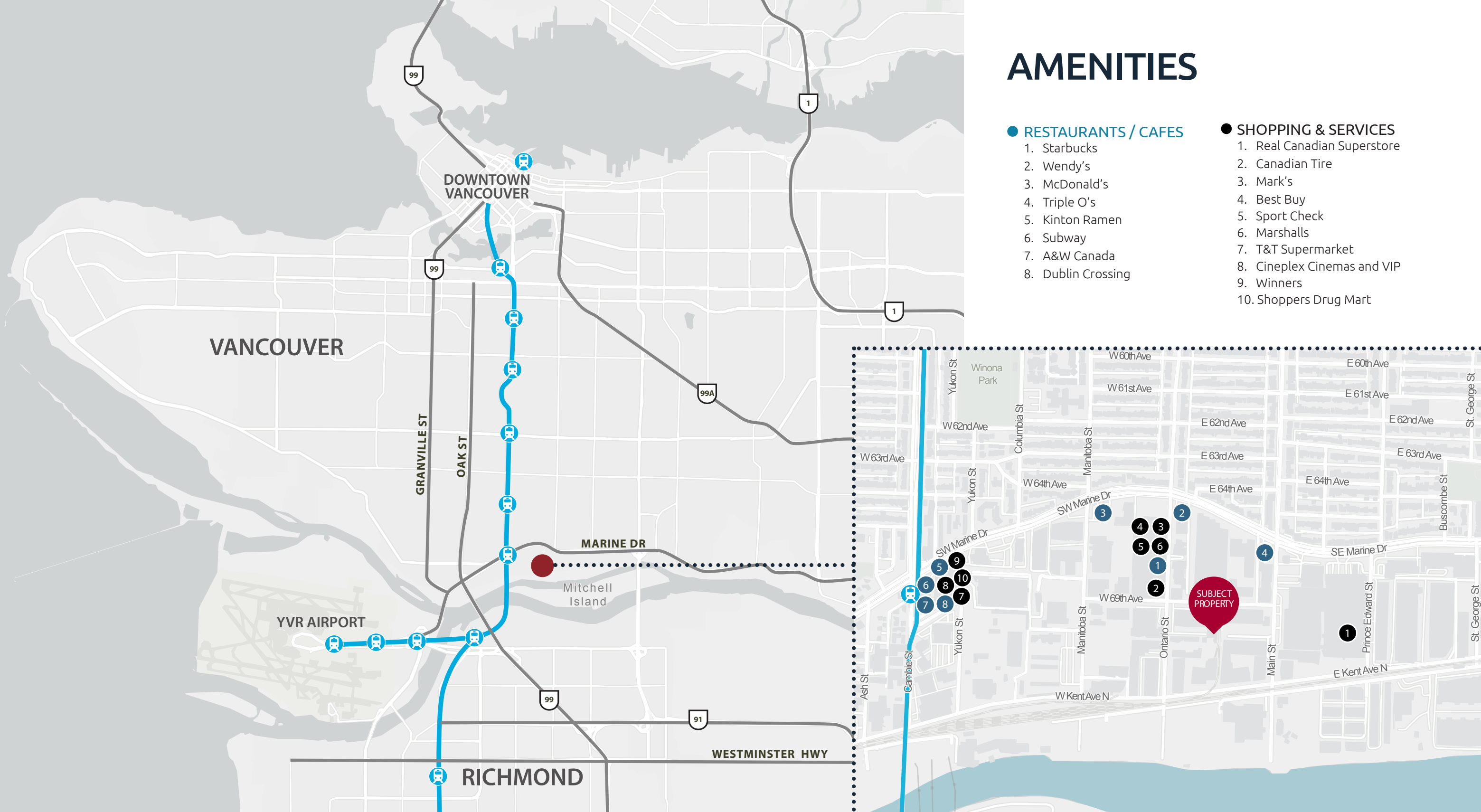
AMENITIES

● RESTAURANTS / CAFES

1. Starbucks
2. Wendy's
3. McDonald's
4. Triple O's
5. Kinton Ramen
6. Subway
7. A&W Canada
8. Dublin Crossing

● SHOPPING & SERVICES

1. Real Canadian Superstore
2. Canadian Tire
3. Mark's
4. Best Buy
5. Sport Check
6. Marshalls
7. T&T Supermarket
8. Cineplex Cinemas and VIP
9. Winners
10. Shoppers Drug Mart



Travel Times

Marine Drive Station

3min

YVR Airport

7min

Highway 99

6min

Downtown Vancouver

18min

Burnaby

20min

Richmond

15min

LOCATION

- » Zoned I-2 (Industrial)
- » Steps to Canada Line at Marine Gateway Station
- » Direct access to SW Marine Drive, Knight Street Bridge, and Highway 99

FOR MORE INFORMATION, PLEASE CONTACT:

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