

FOR LEASE

8324 FRASER STREET

FREESTANDING SOUTH VANCOUVER WAREHOUSE/OFFICE OPPORTUNITY

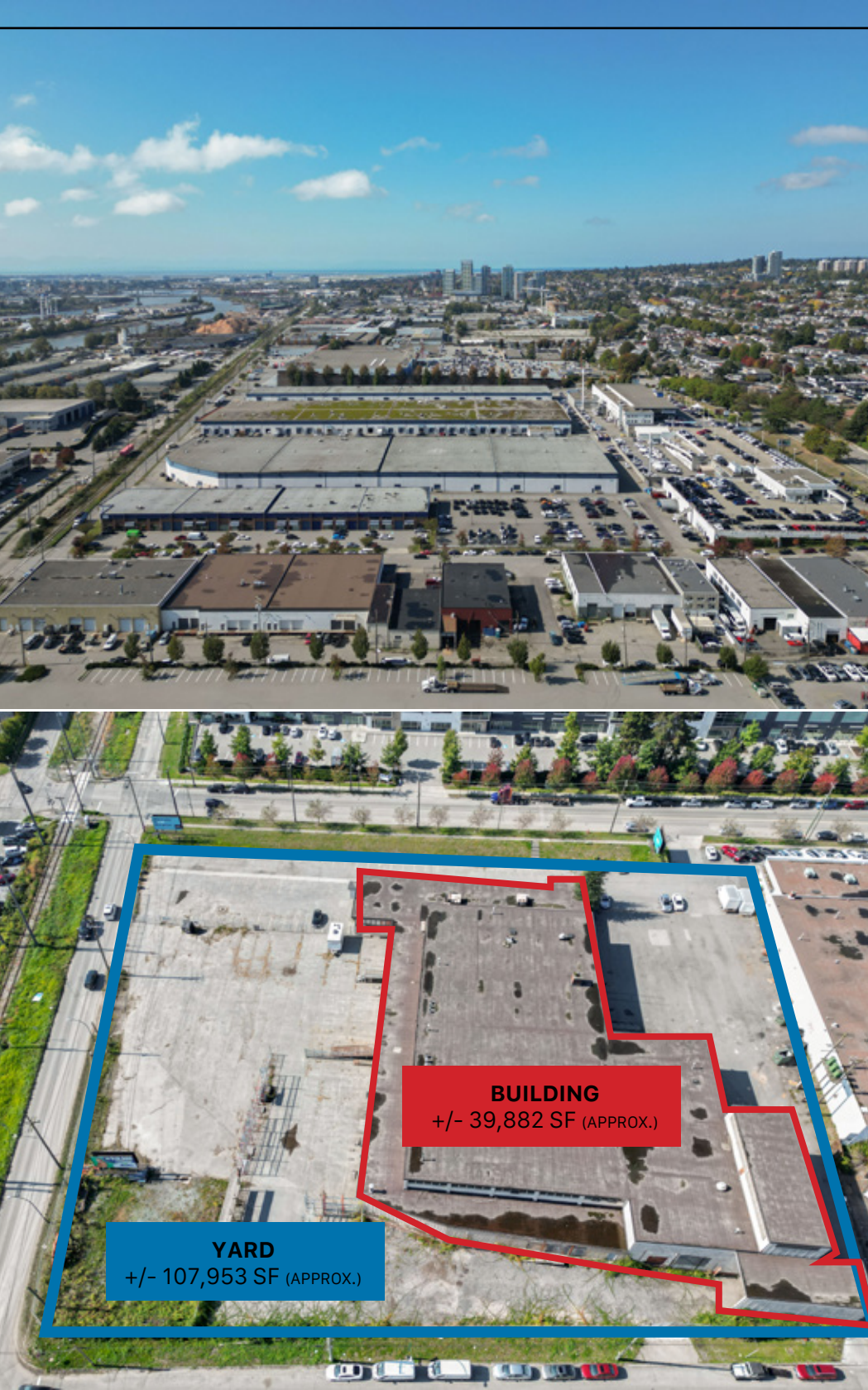


BUILDING

+/- 39,882 SF (APPROX.)

YARD

+/- 107,953 SF (APPROX.)



THE OPPORTUNITY

Exceptional opportunity to lease 39,882 SF (approx.) of freestanding warehouse and office space within a well-maintained I-2 zoned building in the heart of South Vancouver. Prominently positioned on the corner of Fraser Street and East Kent Avenue N, the property offers outstanding visibility and frontage onto two arterial roads, with direct highway access via Knight Street to all major routes.

The ground floor features spacious production and warehouse areas with 18' clear ceiling heights, nine dock-level loading doors, separate men's and women's washrooms, and a fully-equipped kitchen. Custom-built private offices provide flexible administrative space on-site. The upper floor is dedicated entirely to office use, making this an ideal plug-and-play solution for businesses requiring a combined warehouse and office operation. A large rear yard with generous maneuverability area supports distribution, shipping, and receiving at scale.

SALIENT FACTS

Size¹ (Approx.)

Building: 39,882 SF

Yard: 107,953 SF

Total Lot Size: 157,835 SF

Basic Rent

\$14.00 PSFPA

Additional Rent

\$8.00 (2026 est.)

Zoning

I-2

Availability

Immediately

¹All sizes are approximate and subject to verification.

THE FEATURES



High-profile corner exposure onto Fraser Street and East Kent Avenue N with excellent signage opportunities



Rare freestanding building with a large secured yard approximately ±107,953 SF



Spacious warehouse and production areas with 18' clear ceiling heights



9 dock-level loading doors



10 custom-built private offices



Dedicated upper-floor office space



3-phase electrical service



Fully-equipped kitchen and separate men's and women's washrooms



Ample on-site surface parking



I-2 zoning supports a wide range of industrial, distribution, and office uses



Excellent highway access via Knight Street with YVR, Downtown Vancouver, and Richmond all within 25 minutes



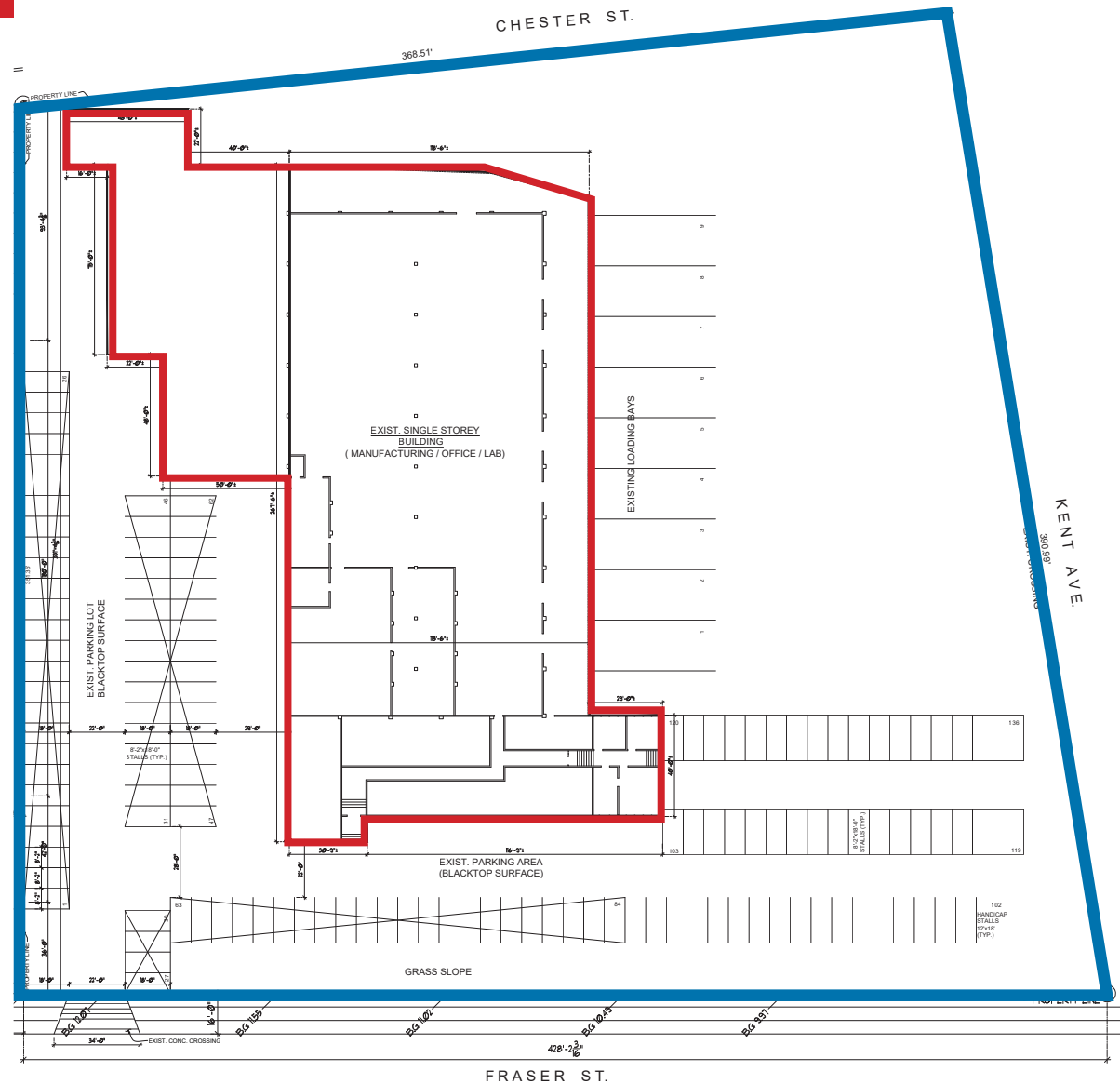
Strong transit connectivity with Canada Line and multiple bus routes nearby



THE FLOORPLAN

YARD +/- 107,953 SF (APPROX.)¹

BUILDING +/- 39,882 SF (APPROX.)¹



*Floor plan may not be 100% accurate and is subject to verification.

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THE LOCATION

Strategically positioned at the corner of Fraser Street and East Kent Avenue N in South Vancouver, this property offers exceptional connectivity to Vancouver's key commercial and industrial corridors. Direct access to Knight Street provides seamless links to all major highways, with YVR Airport just 17 minutes away, Downtown Vancouver 24 minutes, and Richmond 16 minutes — making it an ideal base for regional distribution and operations.

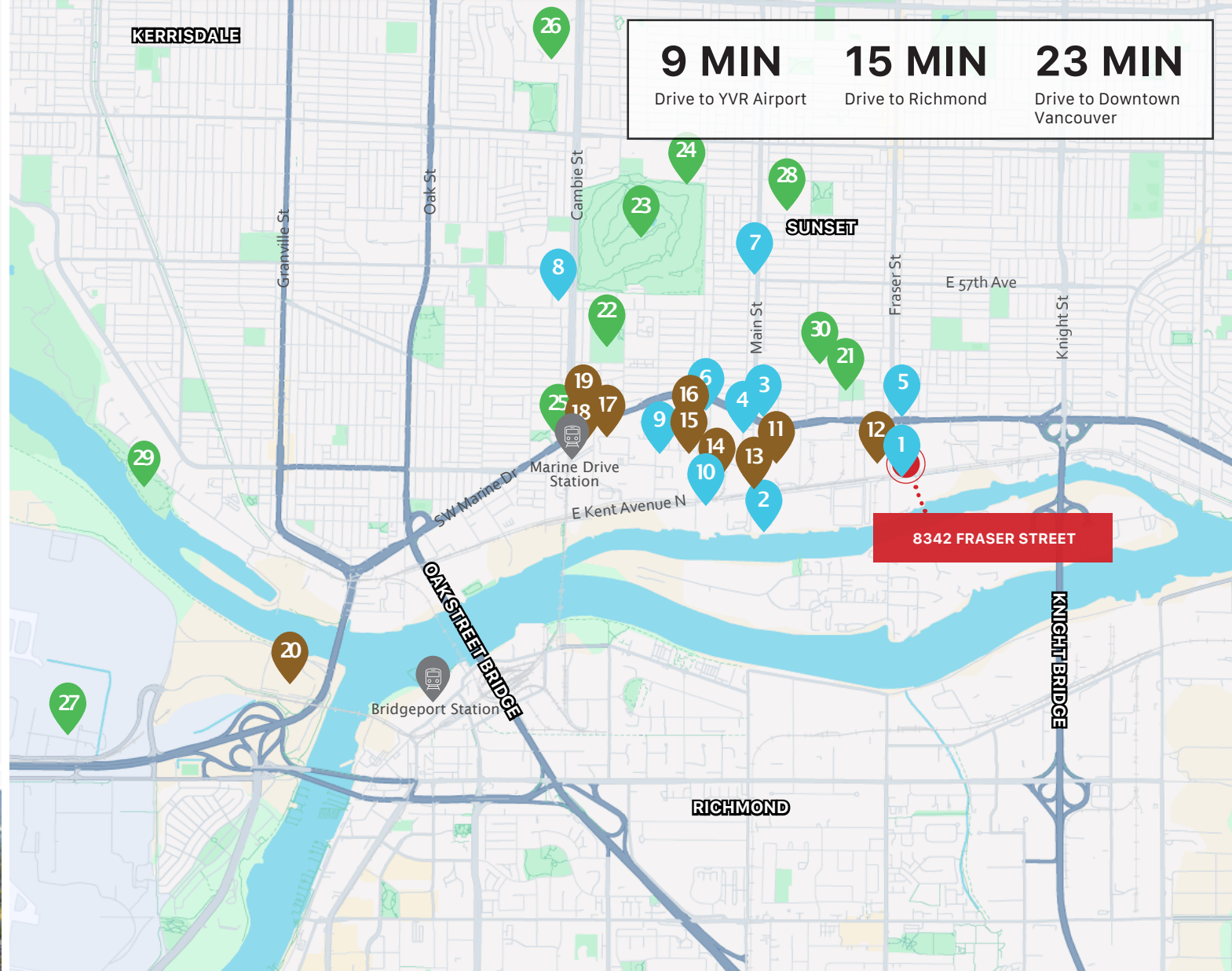
The surrounding area is one of Vancouver's most established commercial nodes, with major retailers including Real Canadian Superstore, Canadian Tire, T&T Supermarket, Winners, and Cineplex within immediate proximity. Public transit is highly accessible, with the Canada Line's Marine Drive Station just a 5-minute drive and multiple bus routes serving the area directly.



Oakridge Park



Marine Gateway



DINING + CAFÉ

1. The Views Dosa Hub
2. Kafka's Roastery
3. Hi Five Chicken
4. Triple O's
5. Tim Hortons
6. Wendy's
7. Original Tandoori Kitchen
8. Cafe Algan
9. Bendick's Ice Cream Factory
10. Mink Chocolates Factory and Cafe

BUSINESSES + SERVICES

11. Joe Fresh
12. Toyota
13. Coast Appliances
14. Seaborn
15. Canadian Tire
16. Best Buy
17. Kia
18. Marine Gateway
19. VSalon
20. McArthurGlen Designer Outlet

AMENITIES

21. George Park
22. Winona Park
23. Langara Park
24. Langara College
25. Marpole Community Hub
26. Oakridge Park
27. YVR Airport
28. Sunset Community Centre
29. Fraser River Park
30. Pierre Elliott Trudeau Elementary School

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