

**AVISON  
YOUNG**

# For Lease

## SUNSET INDUSTRIAL CENTRE

Unit 350, 8210 Ross Street, Vancouver



Brand-new industrial unit with  
immediate access and exposure  
to SE Marine Drive

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For Lease: Brand-new industrial unit with mezzanine

SUNSET INDUSTRIAL CENTRE  
Unit 350 – 8210 Ross Street, Vancouver

## Property details

### UNIT BREAKDOWN

Main floor	3,416 sf
Mezzanine	958 sf
<b>Total</b>	<b>4,374 sf</b>

### ZONING

**I-2 (General Industrial)** allowing for a variety of storage warehouse, manufacturing, wholesale, recreational, retail, service and associated office uses.

### ASKING BASE RENT

\$28.00 psf

### AVAILABILITY

December 1, 2024 (estimated)

## Opportunity







Avison Young is pleased to present the opportunity to lease an industrial unit within the innovative Sunset Industrial Centre. Located in the heart of South Vancouver, this development offers industry-leading design with cutting-edge features, and direct frontage and access to SE Marine Drive, offering unparalleled connectivity throughout the Metro Vancouver Region.







## Location

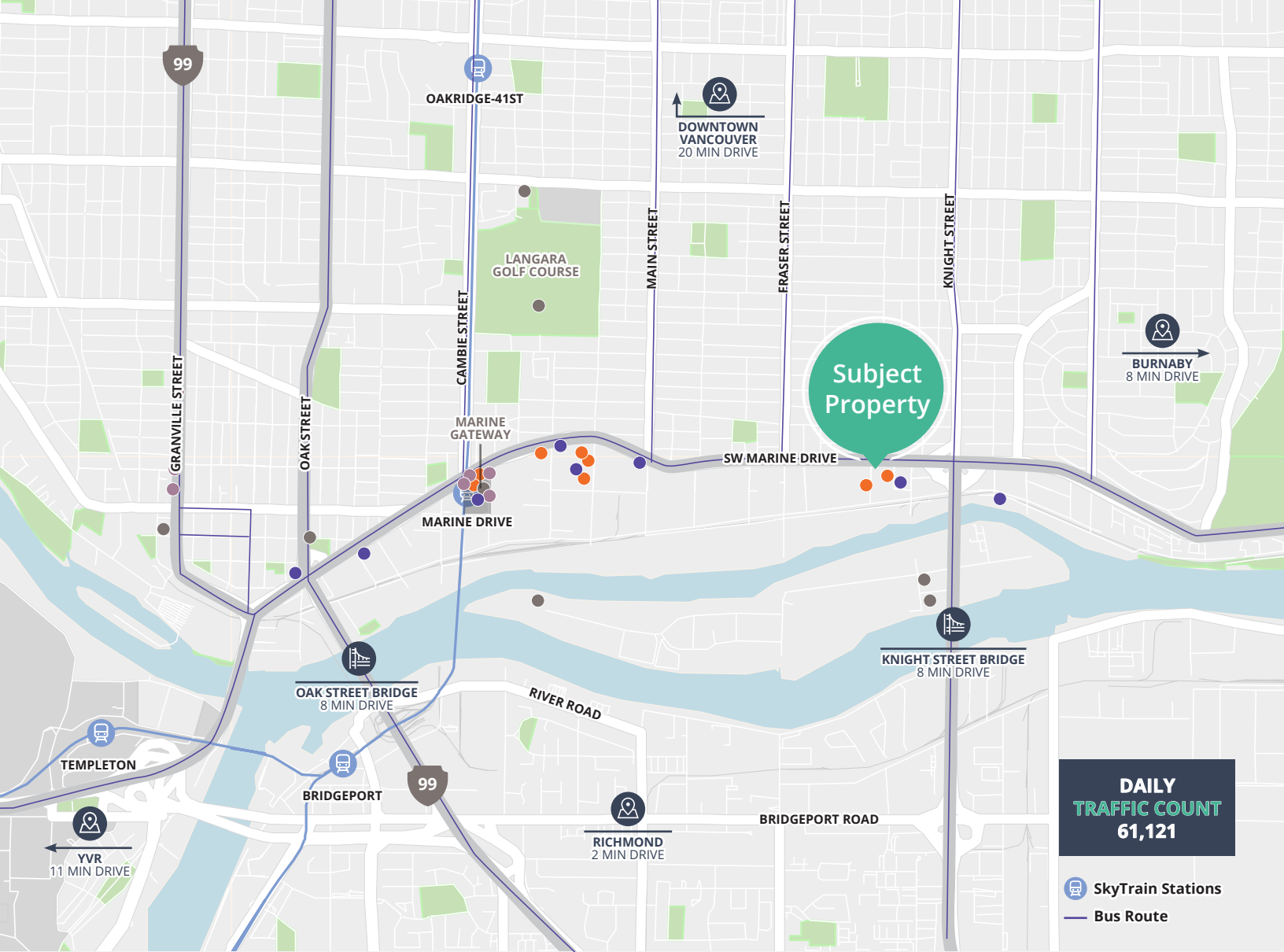
This location offers proximity to SE Marine Drive, Oak Street and Knight Street, providing convenient access to major transportation routes, bridges, and YVR. The project is just a few blocks away from the Marine Drive Canada Line SkyTrain Station and rapid transit routes connecting to all areas around Metro Vancouver. The area is also home to an abundance of retail and service amenities including Marine Gateway, 26 SW Marine Drive Commercial Development and the proposed Marine Gateway 2.



## Features

-  Two (2) motorized grade level door loading doors (10' x 12')
-  Contemporary storefront and generous glazing
-  25' clear ceiling height
-  350 lbs psf floor load capacity
-  End of trip facilities on site including change room lockers and bicycle storage
-  Generous landscaping and innovative design

-  ESFR sprinklers
-  EV charging stations
-  One (1) two piece handicap accessible bathroom
-  LED Lighting
-  Excellent signage and branding opportunity
-  Five (5) dedicated parking stalls



#### RETAIL & ENTERTAINMENT

- Lee Valley
- South Hall Banquet & Wedding Palace
- Best Buy
- Marshalls
- Canadian Tire
- Lordco Auto Parts
- Winners
- Cineplex Cinemas & VIP

#### FOOD & BEVERAGE

- Dogwood Brewing
- Northern Cafe
- Breka Bakery & Café
- Triple O's
- Starbucks
- McDonald's
- Dublin Crossing
- White Spot

#### FITNESS & RECREATION

- Badminton Vancouver
- 6Pack Indoor Beach
- Union Basketball
- Fitness World
- Langara Golf Course
- Langara YMCA
- Marpole - Oakridge Fitness Centre
- Oxygen Yoga

#### GROCERY & CONVENIENCE

- Triple V's Convenience
- Real Canadian Superstore
- T&T Supermarket
- Shoppers Drug Mart
- TD Canada Trust
- BMO Bank of Montreal
- Safeway Marpole
- Buy Low Foods

## Contact for more information

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