



FOR LEASE

104 - 8811 Laurel Street

Vancouver, BC

Patricia Wong Chong CCIM
Macdonald Commercial
604.780.3889
Patricia@macdonaldcommercial.com

Lucy Liu
Panda Luxury Homes
604.808.1108
lucy@lucyliuhomes.com

Macdonald
COMMERCIAL

PANDA
LUXURY HOMES

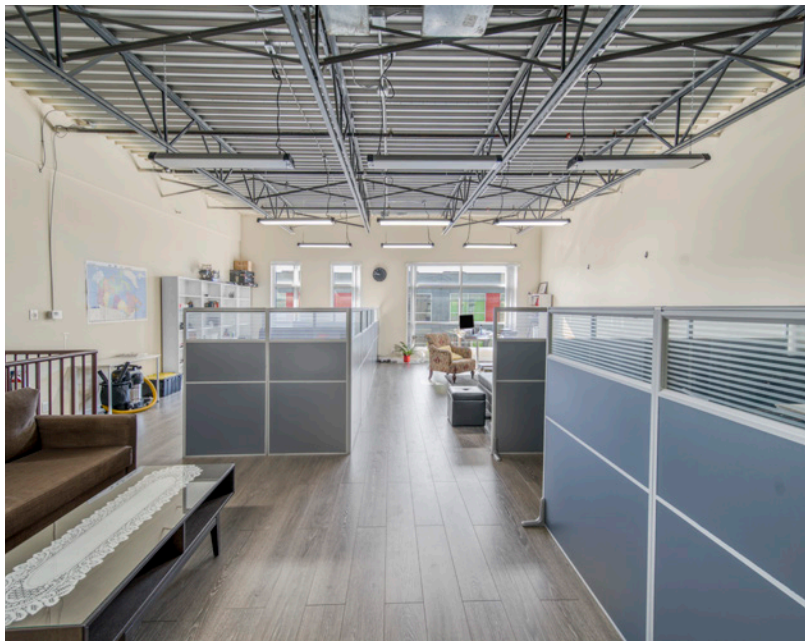
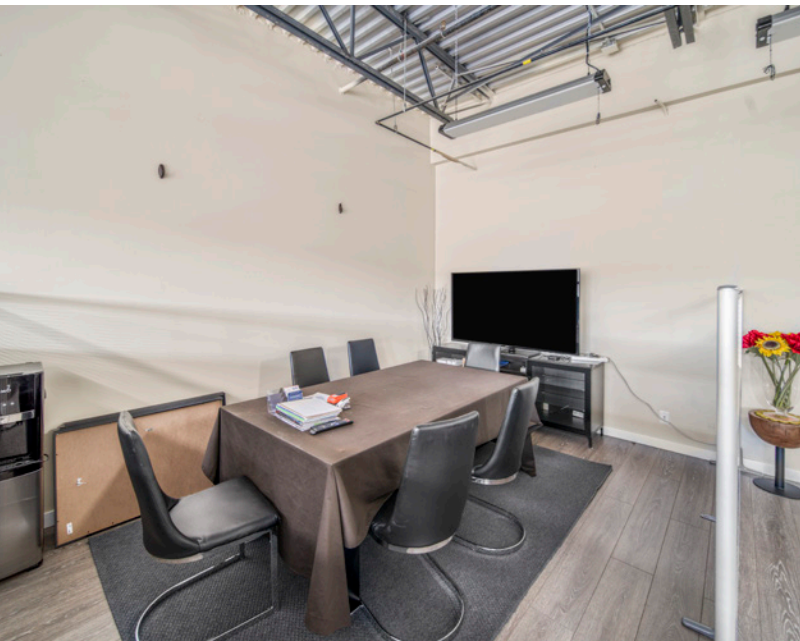
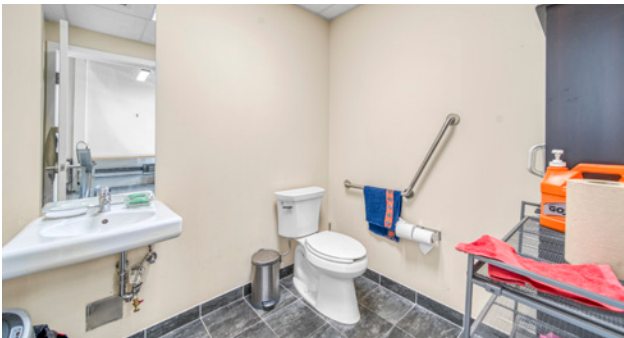
PROPERTY SUMMARY

LOCATION

The property is situated on Laurel Street between Oak Street and Cambie Street in South Vancouver, just south of SW Marine Drive. Set in a well-established and desirable area, it offers seamless access to Vancouver International Airport, Richmond, Downtown Vancouver, and Burnaby. With direct access to major arterial routes and key bridges, the site provides efficient connectivity across Metro Vancouver. The property is also easily accessible by public transit and is just a short walk from the Marine Drive SkyTrain Station.

FEATURES

- » 3 dedicate parking stalls
- » Heater in warehouse
- » Air conditioned 2nd floor Office
- » 200 AMP, 3 phase power
- » 24' clear ceiling height in Warehouse
- » Up to 500 lbs/sf floor load capacity on ground floor
- » One (1) (12'Hx10'W) grade roll up loading door
- » ESFR Sprinklers



SALIENT DETAILS

ADDRESS

104-8811 Laurel Street, Vancouver, BC

SIZE

Warehouse: 2,324 SF
Office: 972 SF
Total: 3,296 SF

ZONING

I-2 Zoning, permitting for a broad range of commercial and industrial uses

BASIC RENT

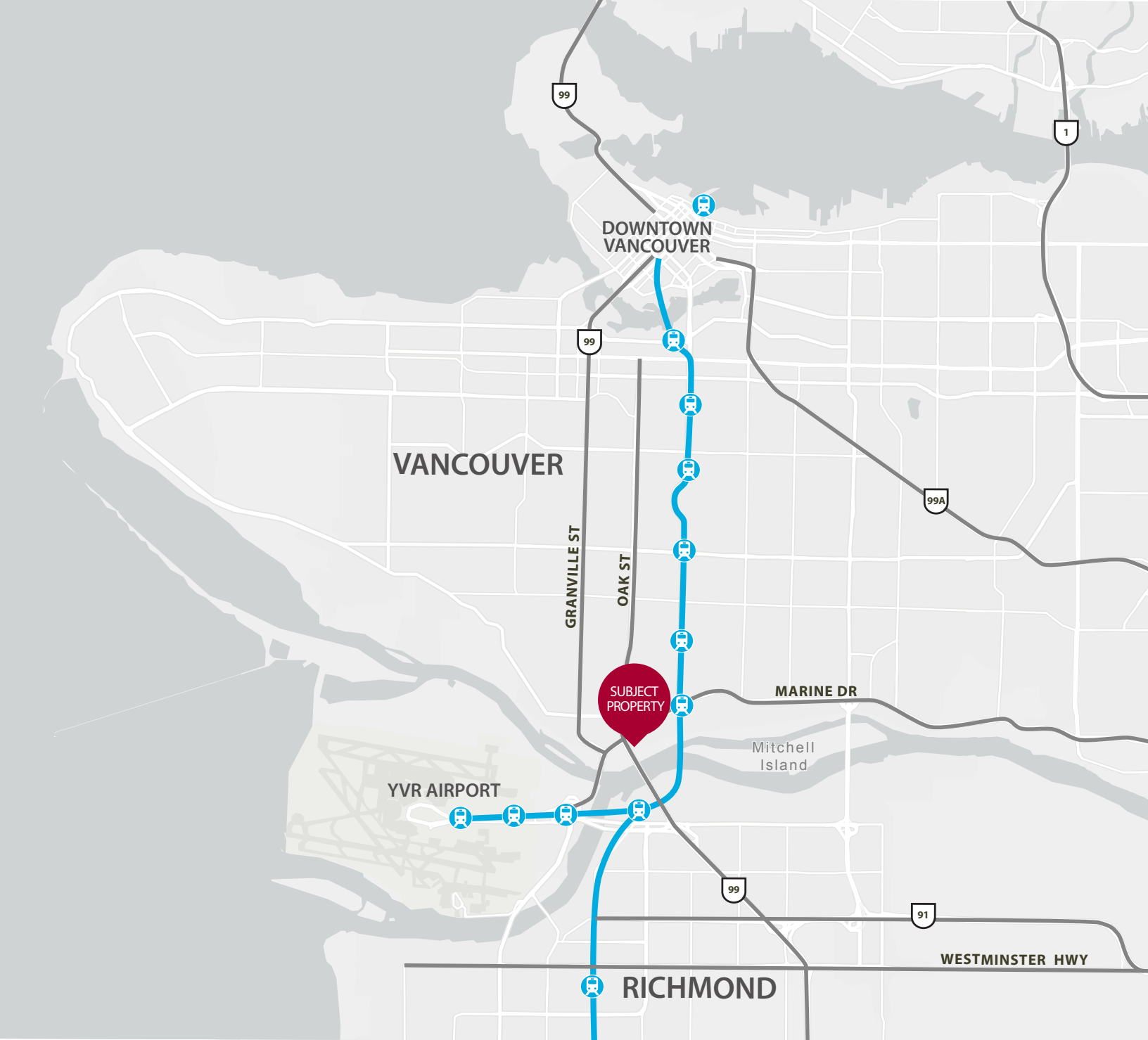
Contact Agent

ADDITIONAL RENT

Approx. \$10.01 psf (estimate for 2025)

AVAILABLE

Immediately



Travel Times

Marine Drive Station

3min

YVR Airport

6min

Highway 99

4min

Downtown Vancouver

20min

Burnaby

22min

Richmond

12min

Patricia Wong Chong ^{CCIM}
604.780.3889
Patricia@macdonaldcommercial.com

Macdonald
COMMERCIAL

Macdonald Commercial Real Estate Services Ltd.
1827 W 5th Ave, Vancouver, BC V6J 1P5
www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.