

**AVISON
YOUNG**

For Lease

Unit 100 – 8223 Sherbrooke Street
Vancouver, BC



5,278 sf industrial warehouse unit with
mezzanine in South Vancouver

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com

**Gord Robson Personal Real Estate Corporation*



Property details

UNIT BREAKDOWN

Warehouse	3,660 sf
Mezzanine	1,618 sf
Total	5,278 sf

ZONING

I-2 (General Industrial)

LEASE RATE

\$20.00 psf

ADDITIONAL RENT (EST.)

\$7.50 psf

AVAILABILITY

Immediate

Opportunity

Avison Young is pleased to present the opportunity to lease a 5,278 sf industrial warehouse unit with mezzanine in the heart of South Vancouver. Completed in 2019, the property offers proximity to SE Marine Drive, Oak Street and Knight Street, providing excellent access to multiple major trucking routes and arterial roads.

Features

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Construction
Cast-in-place concrete and structural steel
- 

Loading door
One (1) covered grade loading door (10' x 12')
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Ceiling height
20' Clear
- 

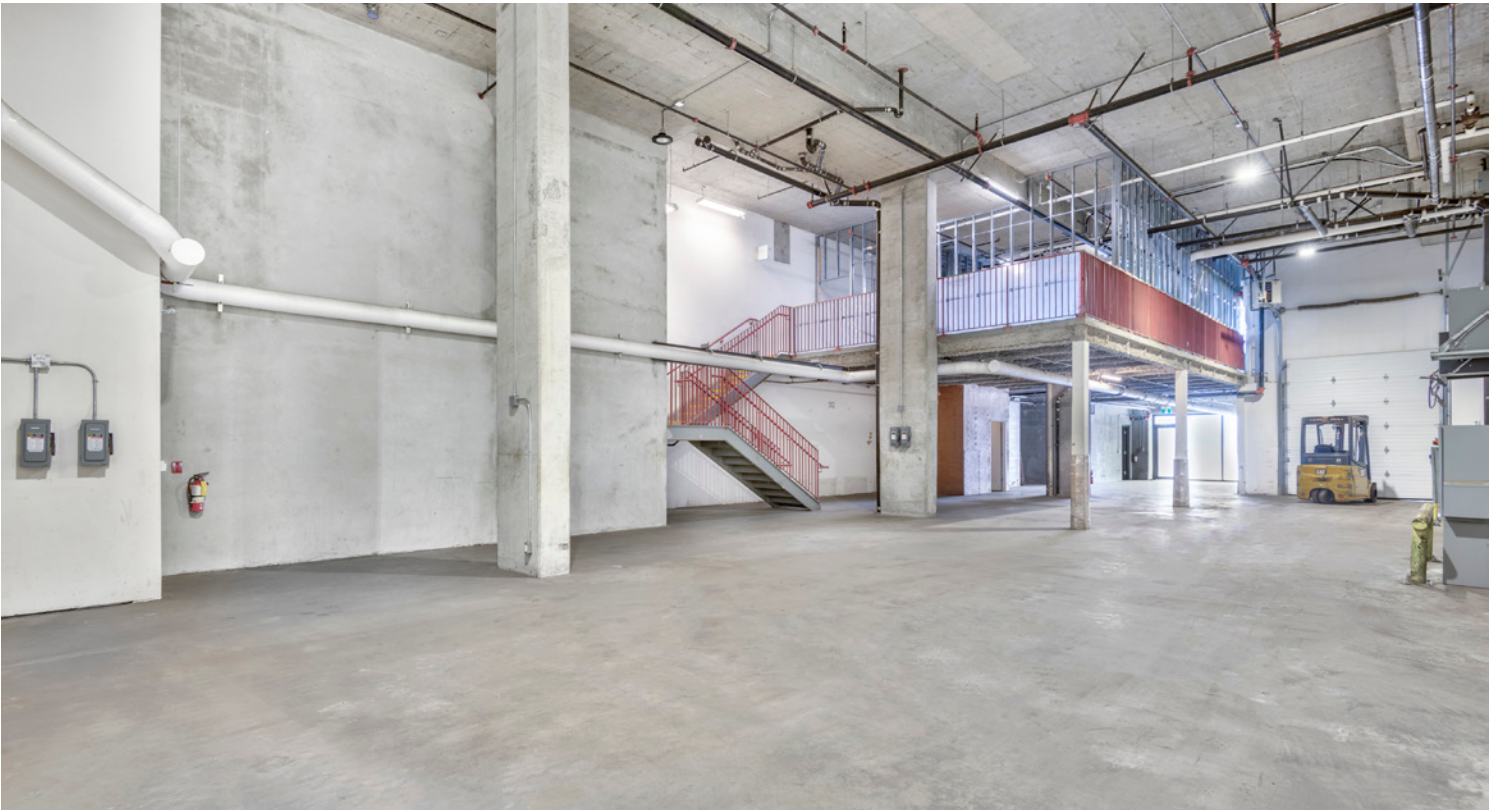
Floor load
300 lbs. psf
- 

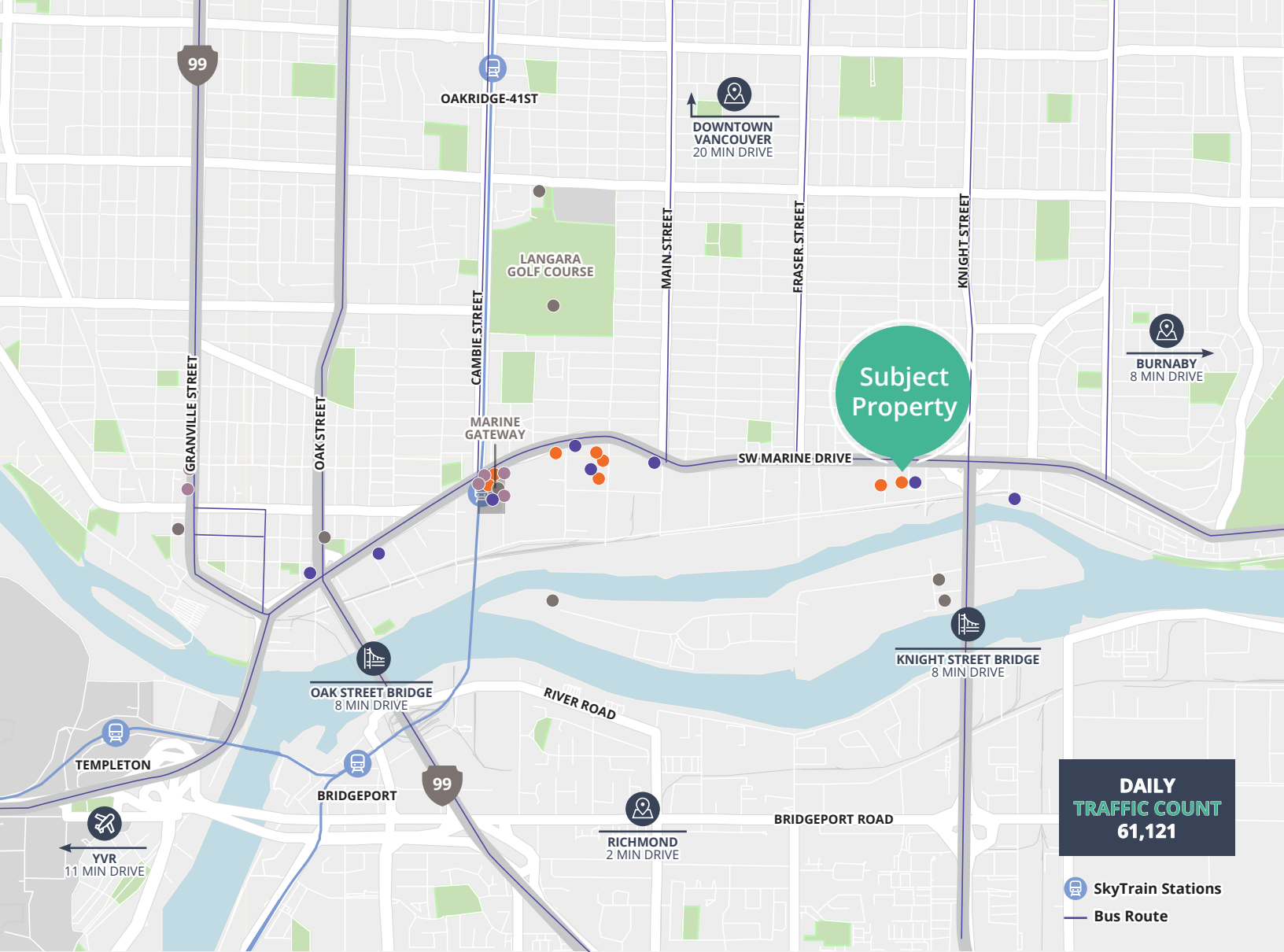
Sprinklers
Fully sprinklered
- 

Electrical service
400-amp, 3-phase electrical panel
- 

End-of-trip facilities
Bicycle storage
- 

Heating
Gas-fired unit heaters





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 Super-store
- 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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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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