

**AVISON  
YOUNG**

**For Lease**

**Unit 110 – 8811 Laurel Street**  
Vancouver, BC



Unit 110  
for Lease

2,323 sf ground floor unit  
located just south of SW  
Marine Drive

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\*Gord Robson Personal Real Estate Corporation

For Lease: 2,323 sf ground floor industrial unit

Unit 110 – 8811 Laurel Street  
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Opportunity

Avison Young is pleased to present the opportunity to lease a 2,323 sf ground floor industrial unit conveniently located on Laurel Street in South Vancouver. Positioned just south of SW Marine Drive, this centrally located business park offers exceptional connectivity with immediate access to the Oak Street Bridge, Vancouver International Airport, and major transportation corridors including Highway 99 and Marine Drive. Surrounded by a number of well-established industrial and commercial businesses, the area offers an abundance of nearby amenities, services, and transit options, including access to the Marine Drive Canada Line Station located within 850 metres of the property.



PROPERTY SUMMARY

UNIT BREAKDOWN

2,323 sf ground floor unit

ZONING

I-2 Industrial

LOADING

One (1) grade loading door (10’ W x 12’ H)

CLEAR HEIGHT

24’

LEASE RATE

\$24.95 psf

ADDITIONAL RENT (2026 ESTIMATE)

\$6.69 psf  
*\*Excludes 6% management fee*

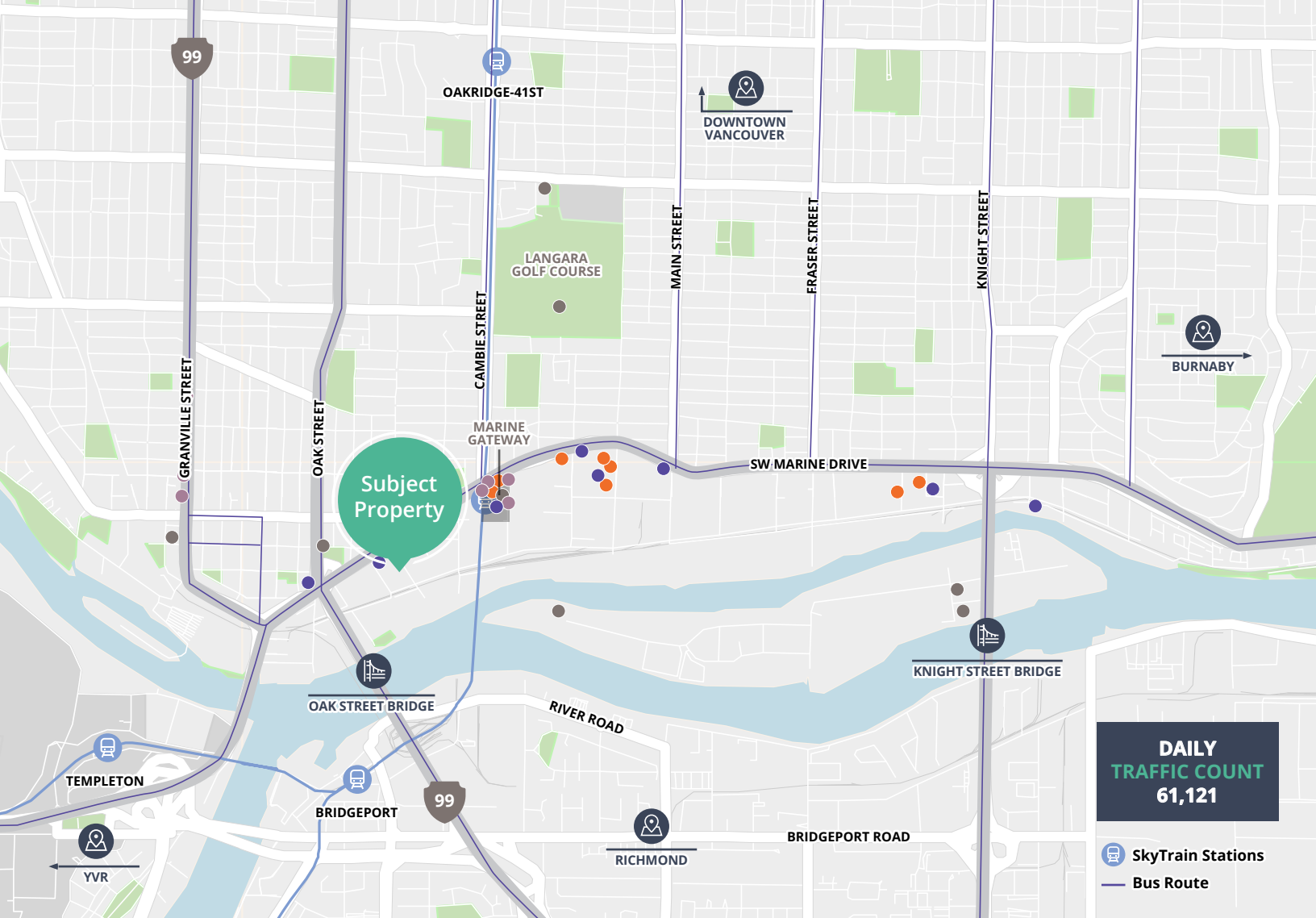
AVAILABILITY

Immediate

Property highlights

- Ground level space only
- Contemporary storefront and generous glazing
- Bright interior with ample natural light
- ESFR Sprinklers
- High-efficiency motion censored lighting
- Enclosed showroom/ office area
- One (1) wheelchair accessible washroom
- Two (2) parking stalls
- 200-amp (120/208 volt) 3-phase electrical panel





#### 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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**BEST  
MANAGED  
COMPANIES**  
Platinum member