

8281 ROSS STREET, VANCOUVER
2,200 SF FRONT GRADE LOADING WAREHOUSE

**FOR
LEASE**



WILLIAM | WRIGHT

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2,200 SF Industrial Unit For Lease

William Wright Commercial is pleased to present 8281 Ross Street, a 2,200 SF industrial unit offering functional warehouse space in South Vancouver.

The property features an open “L” shaped warehouse layout with an estimated 18’ clear ceiling height, front grade-level loading, and a small showroom/office area. Additional value is provided through a bonus unpermitted mezzanine (no charge) and fenced outdoor area, offering flexibility for storage and operational use. Well-suited for a variety of light industrial, trades, storage, or service-based businesses, this property provides a practical and versatile workspace in a central location.



Front grade loading



Open area "L" shaped warehouse



Bonus unpermitted mezzanine



18' clear ceiling height (estimated)



Fenced outdoor area

Salient Facts

Address 8281 Ross Street, Vancouver

Size +/- 2,200 SQFT

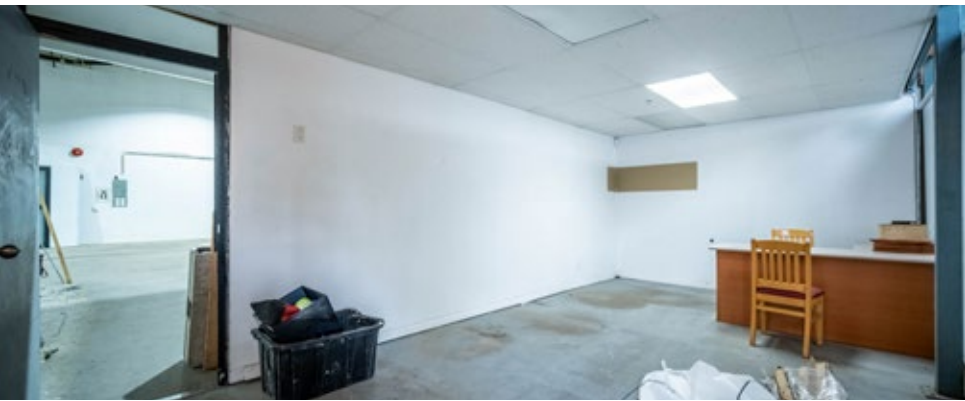
Parking 2 Stalls + Loading

Zoning I2

Basic Rent \$20/SF

Additional Rent \$7/SF

Availability Immediately



What's In The Neighbourhood

Amenities Within a 10 Minute Drive

Restaurants + Cafes

- + Northern Cafe
- + Dogwood Brewing
- + Bendick's Ice Cream
- + Factory Ice Cream
- + Outlet
- + Dosa Corner
- + Dublin Crossing
- + Hi Five Chicken
- + JAPADOG
- + McDonald's
- + Neptune Palace
- + Seafood Restaurant
- + Panago Pizza
- + Pho Zen Vietnamese
- + Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

Services

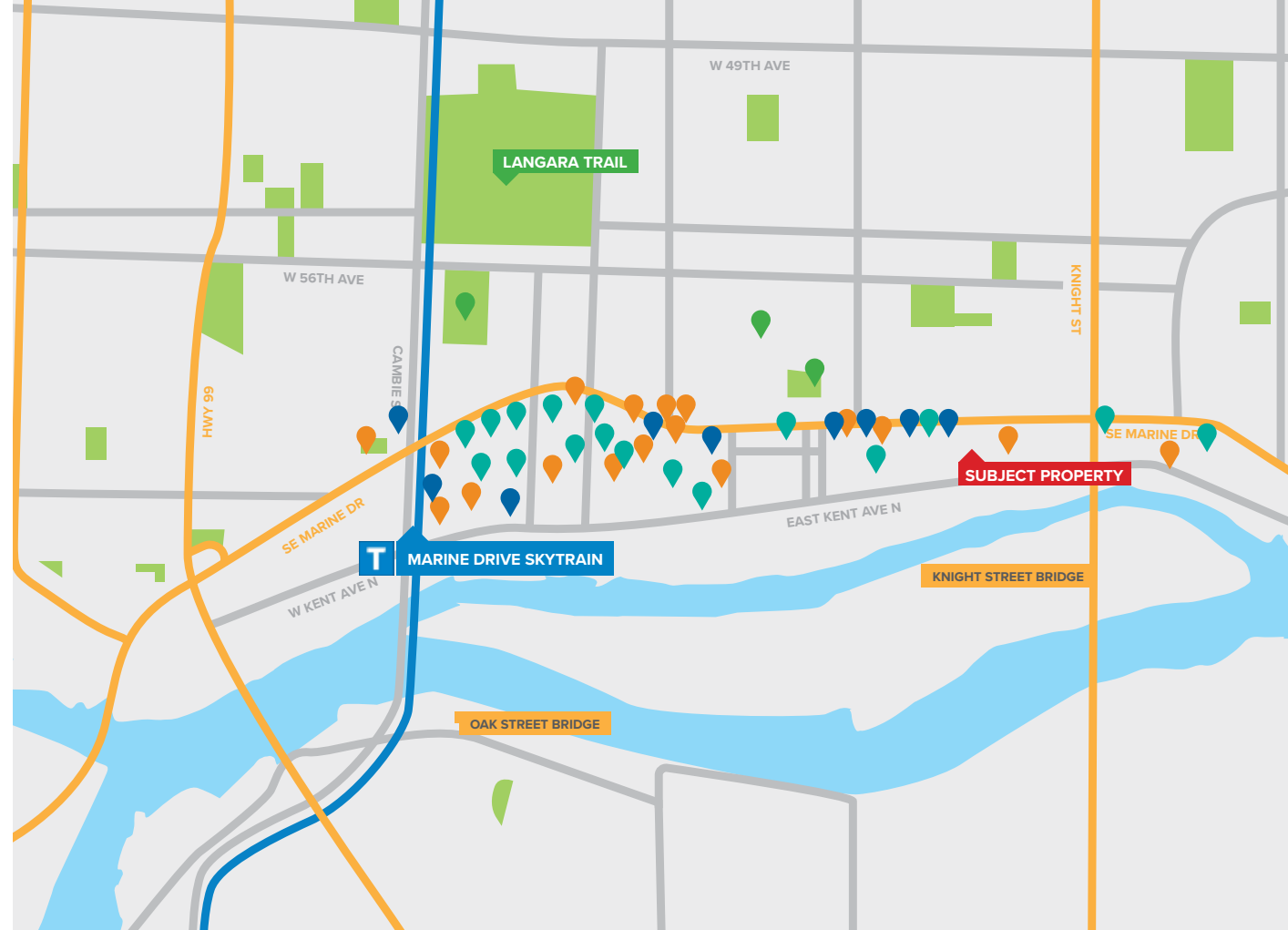
- + BMO Bank of
- + Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau
- + Elementary School

Retail

- + Fabricland
- + Visions Electronics
- + OpenBox.ca
- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler
- + Dodge Jeep Ram
- + Marine Gateway
- + Marshalls
- + Real Canadian
- + Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners



Accessibility



82 WALK SCORE
VERY WALKABLE
NEIGHBOURHOOD



4 MIN DRIVE
TO KNIGHT STREET &
MARINE DRIVE



7 MIN DRIVE
TO MARINE DRIVE
SKYTRAIN STATION



12 MIN DRIVE
TO YVR INTERNATIONAL
AIRPORT



12-16 MIN DRIVE
TO OAK STREET BRIDGE &
KNIGHT STREET BRIDGE



30 MIN DRIVE
TO DOWNTOWN
VANCOUVER



7 minute drive to Marine Gateway

Located in South Vancouver

Strategically located in South Vancouver's established industrial corridor, offering convenient access to key transportation routes including Knight Street, Marine Drive, and Southeast Marine Drive. The property provides efficient connectivity to Vancouver, Burnaby, Richmond, and the broader Metro Vancouver region via the Knight Street Bridge and nearby major arterial roads. The surrounding area is home to a diverse mix of industrial, warehouse, automotive, and service-based businesses, making it a practical location for a wide range of operations. Nearby retail amenities and transit access further support day-to-day business convenience for both staff and customers.



REAL CANADIAN SUPERSTORE

MARSHALLS

BEST BUY

CANADIAN TIRE

LORDCO AUTO PARTS

COMPUTIE ELECTRONICS RECYCLING DEPOT

Join the diverse mix of industrial, warehouse, automotive, and service-base businesses



MARINE LANDING • INDUSTRIAL/OFFICE

NISSAN

KIA

MARINE DRIVE SKYTRAIN STATION



For More Information, Contact

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