

**AVISON  
YOUNG**

**For Lease**

**Sunset Industrial Centre**

Unit 120, 8210 Ross Street, Vancouver, BC



Move-in-ready 4,302 sf showroom  
industrial unit with excellent exposure  
along Marine Drive

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*\*Gord Robson Personal Real Estate Corporation*















## Opportunity

Avison Young is pleased to present the opportunity to lease a 4,302 sf industrial unit within Sunset Industrial Centre, South Vancouver's newest industrial development. This industry-leading project features prominent frontage with direct access to SE Marine Drive, offering exceptional connectivity throughout Metro Vancouver. Surrounded by a strong mix of retail and service amenities, including the newly developed Marine Gateway and River District, the property offers an exceptional opportunity for businesses seeking convenience, accessibility, and exposure. The unit is built out as a furniture showroom and is well suited for an occupier seeking a move-in ready space, with the flexibility to accommodate a range of industrial, showroom, or light manufacturing uses.



## Property features

-  One (1) motorized grade level loading door (10' x 12')
-  Contemporary storefront and generous glazing
-  25' clear ceiling height
-  350 lbs. psf floor load capacity on the Main floor
-  End of trip facilities on site including change room lockers and bicycle storage
-  Generous landscaping and innovative design
-  Extensive renovation completed
-  Secured underground parking
-  ESFR sprinklers
-  EV charging stations
-  One (1) two piece handicap accessible bathroom
-  LED Lighting
-  Excellent signage and branding opportunity
-  Seven (7) dedicated parking stalls



## PROPERTY SUMMARY

### UNIT BREAKDOWN

Main floor	3,184 sf
Mezzanine	1,118 sf
<b>Total</b>	<b>4,302 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

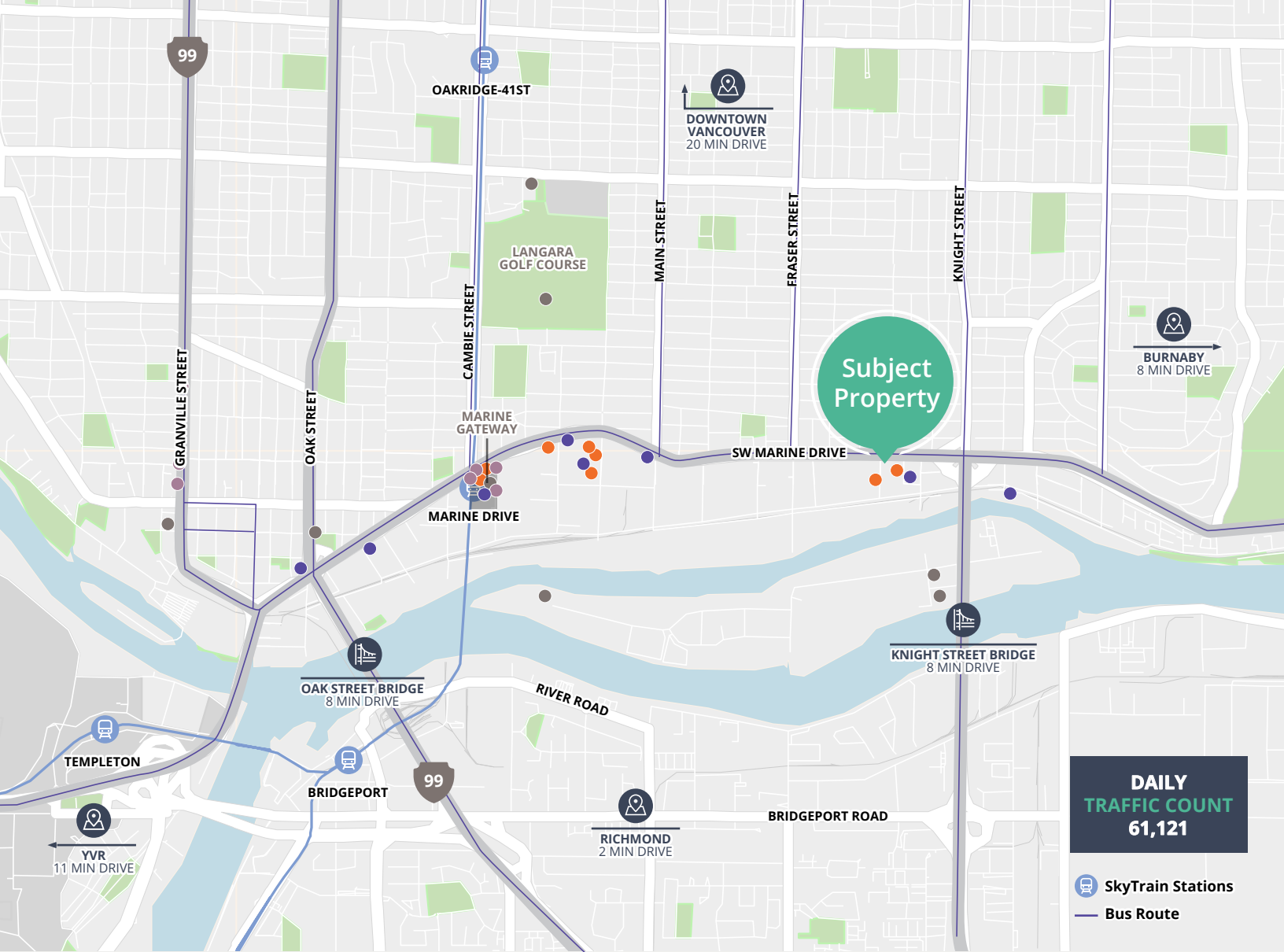
\$23.95 psf

### ADDITIONAL RENT

\$11.20 psf (estimate)

### AVAILABILITY

Contact listing agents



#### 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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