

FOR LEASE

# 310 - 8495 Ontario Street

Vancouver, BC

Industrial strata unit for lease in South Vancouver



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Macdonald Commercial Real Estate Services Ltd.

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**COMMERCIAL**

- member of -

**CORFAC**  
INTERNATIONAL

# 310 - 8495 Ontario Street

Vancouver, BC

## PROPERTY DETAILS

### ADDRESS

310 – 8495 Ontario Street, Vancouver, BC V5X3E8

### PROPERTY TYPE

Industrial

### ZONING

I-2

### LEGAL DESCRIPTION

Strata Lot 34, Plan VAS424, District Lot 322, Group 1, New Westminster Land District, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V, as appropriate.

### BUILDING SIZE

3,302 SF

### CEILING HEIGHT

18 ft

### GRADE LOADING

One

### PARKING

2 Stalls

### NET RENT

\$18.00/sf/yr

### ADDITIONAL RENT

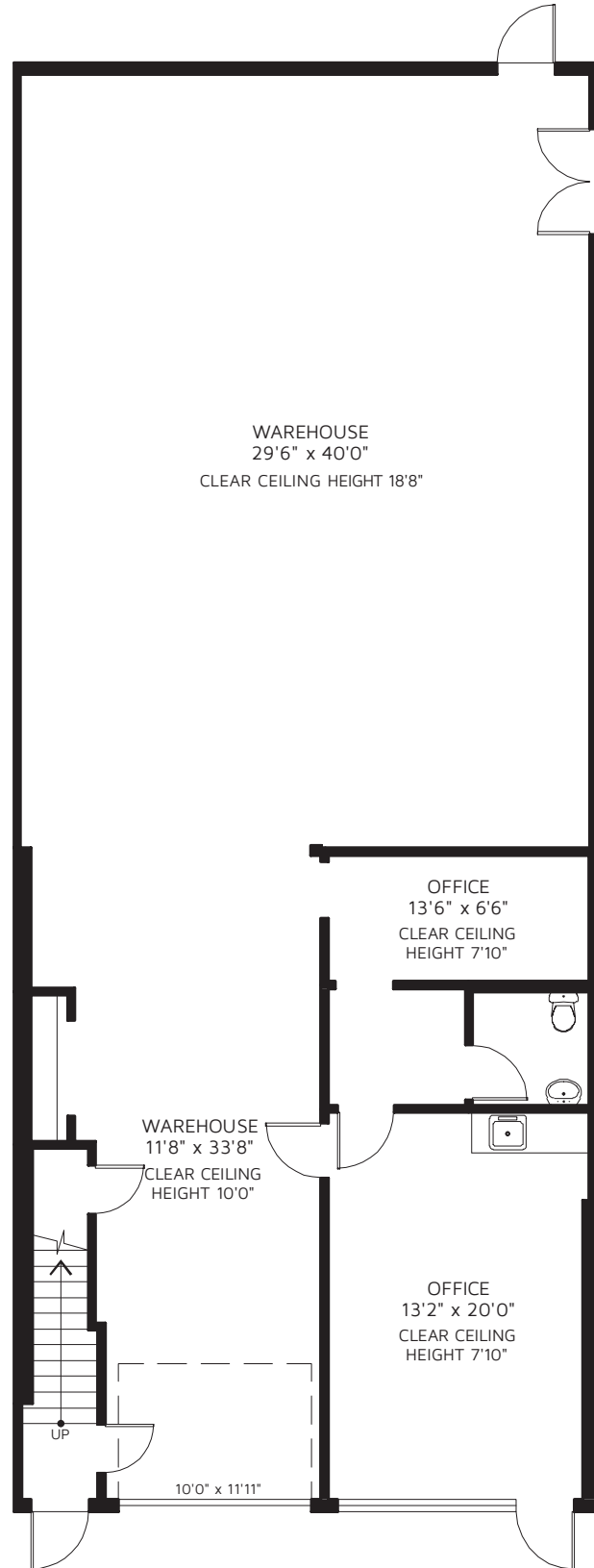
\$6.72/sf/yr



### OPPORTUNITY

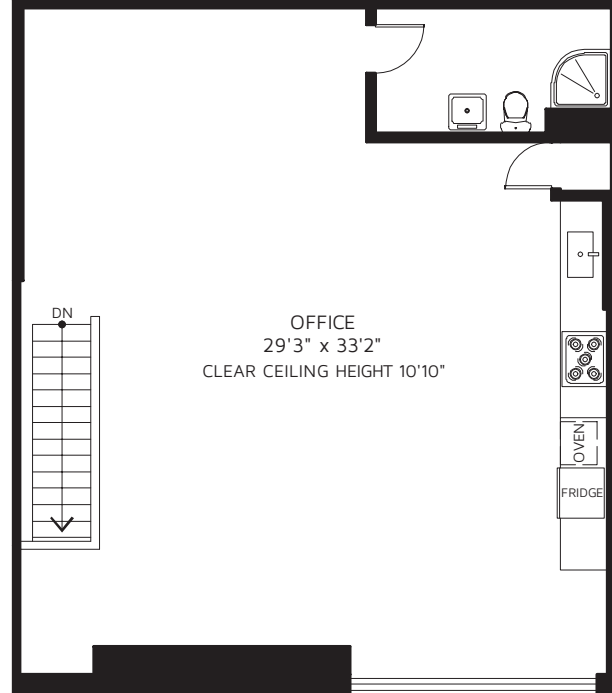
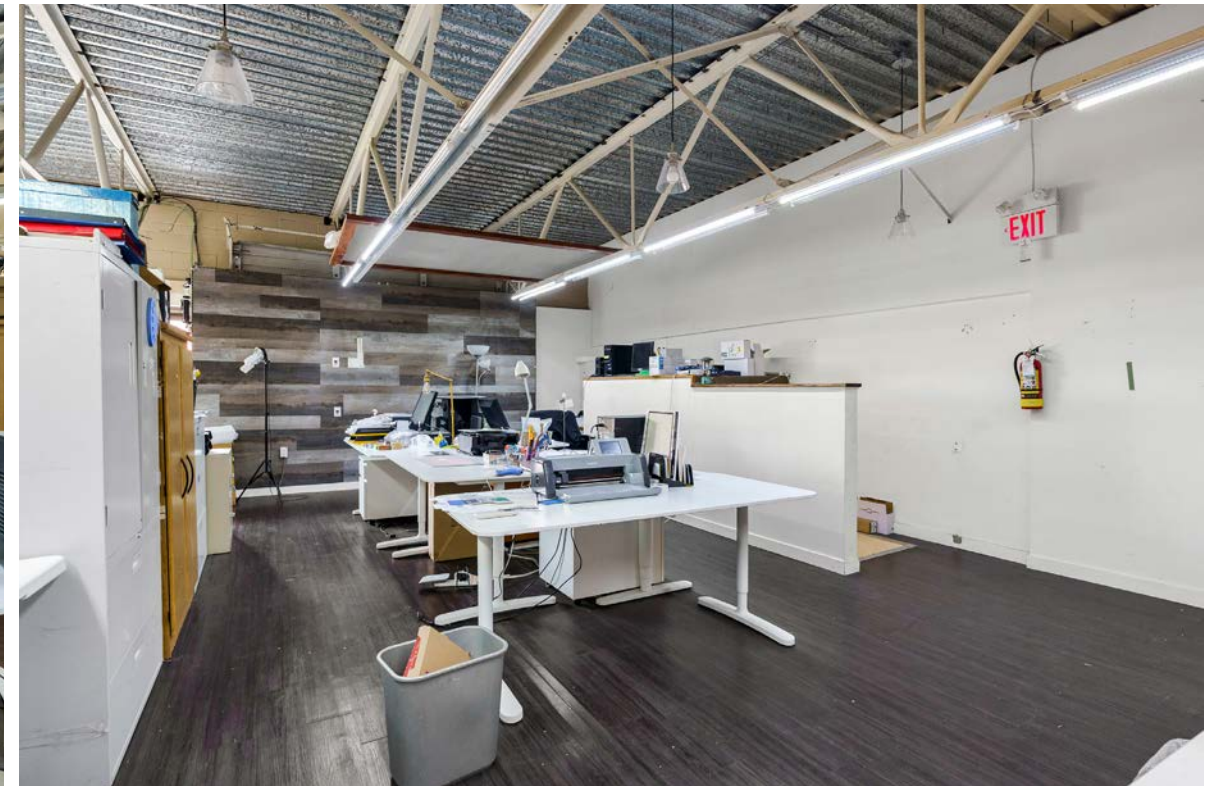
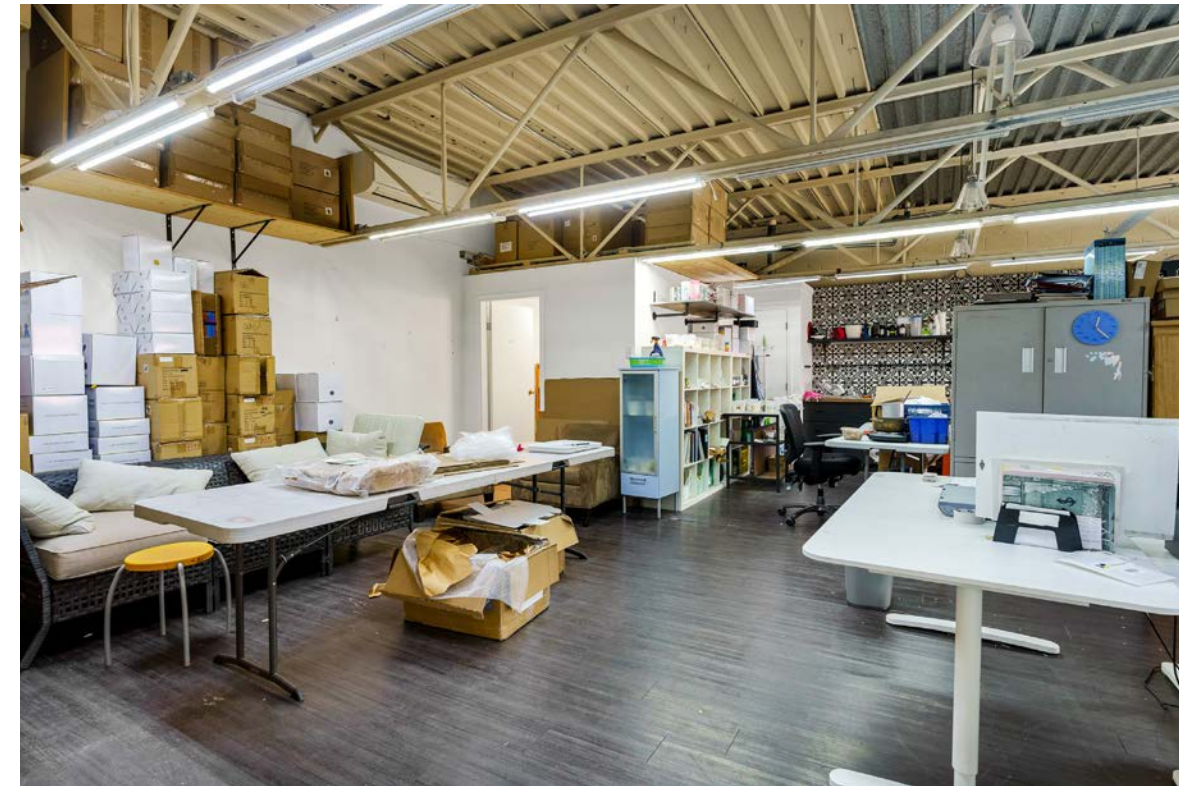
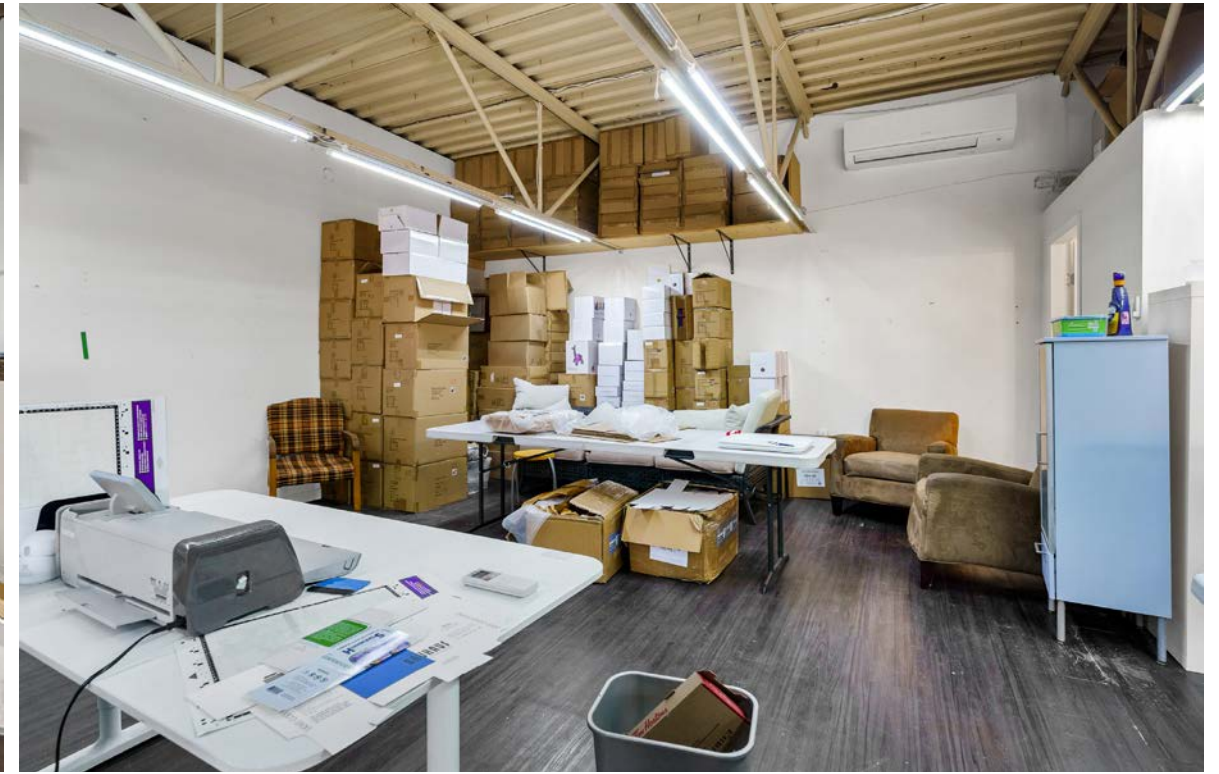
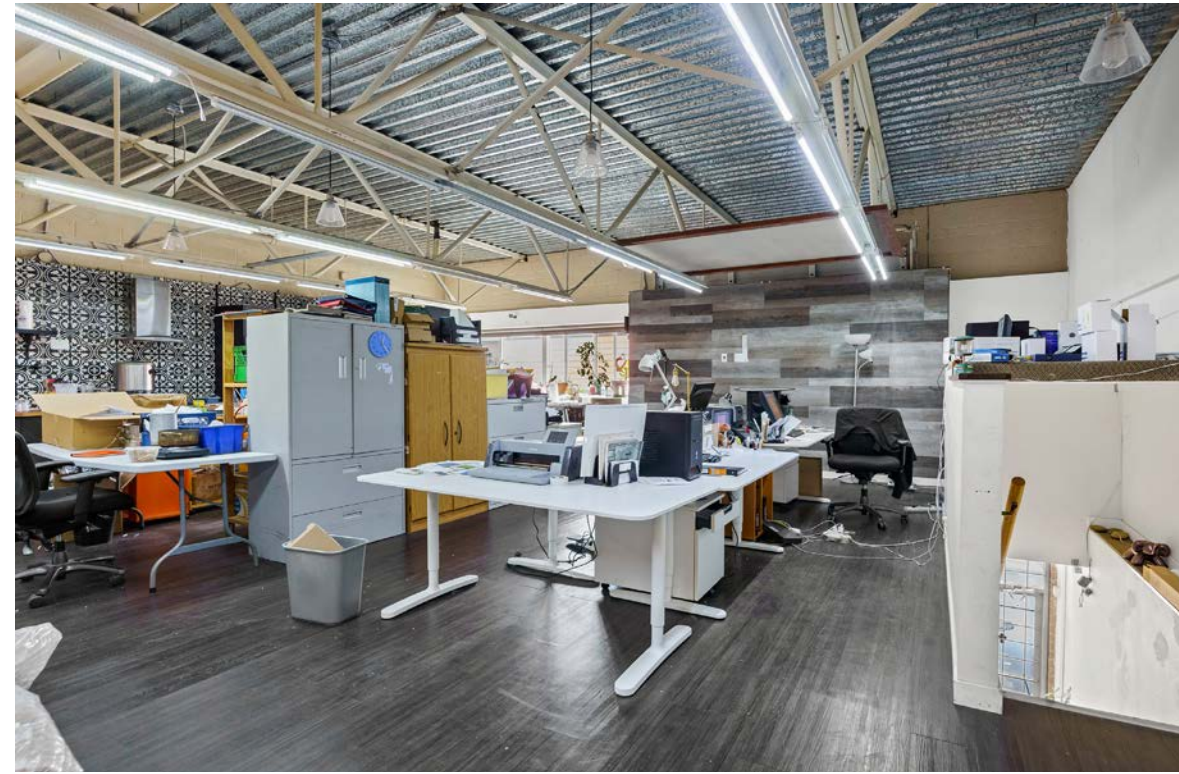
Well-configured industrial strata unit available for lease in a well-located Vancouver industrial node. The space offers 3,302 SF of gross leasable area across two levels, combining functional warehouse and office components ideal for distribution, light industrial, or service-based users. The main floor features a primary warehouse bay with impressive 18'8" clear ceiling height and grade-level loading, plus a secondary warehouse area and two private offices. The upper level provides 1,041 SF of additional office space with a kitchenette and washroom.

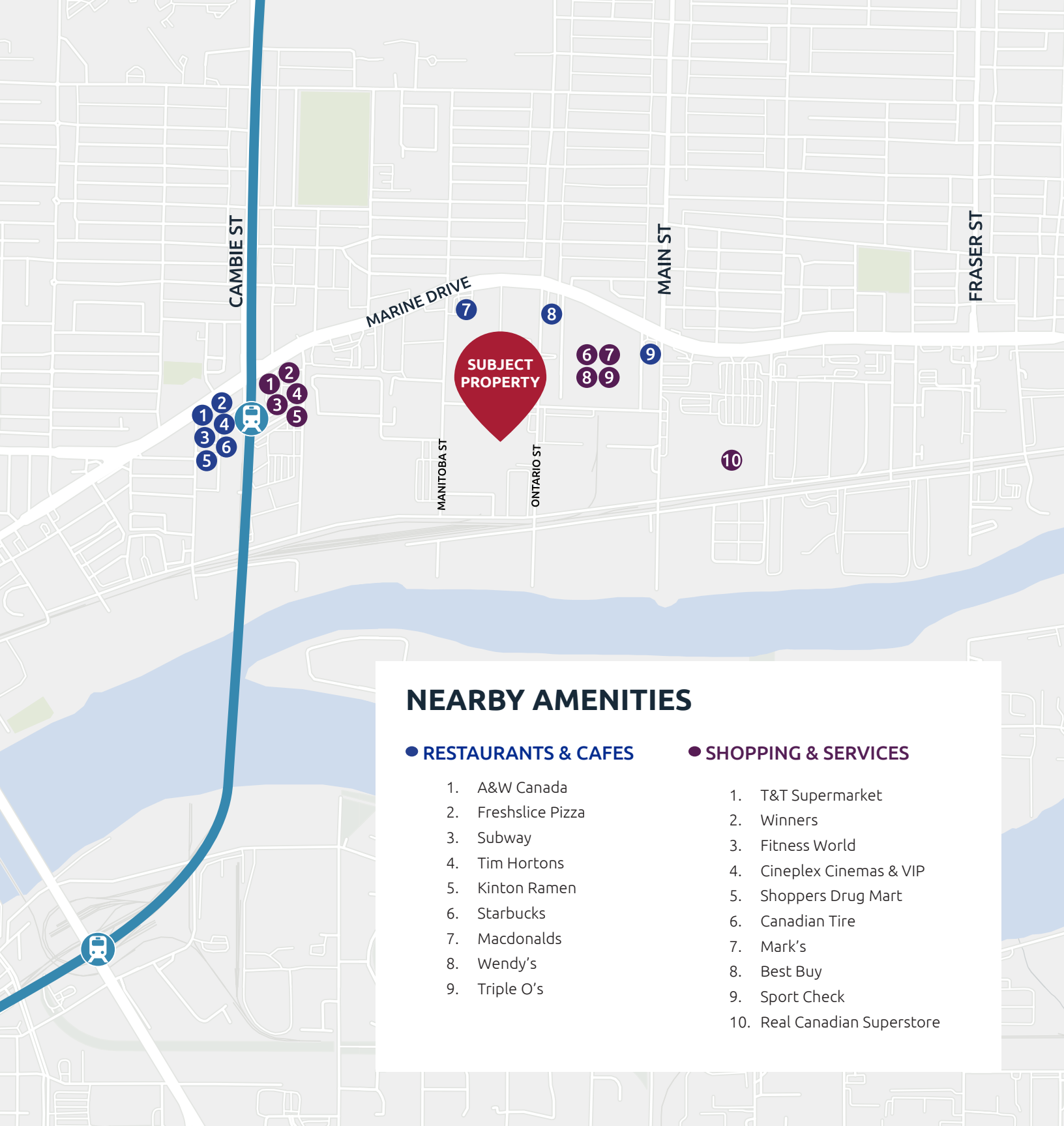
# MAIN FLOOR



# UPPER FLOOR

OPEN TO BELOW\*





## NEARBY AMENITIES

### ● RESTAURANTS & CAFES

1. A&W Canada
2. Freshslice Pizza
3. Subway
4. Tim Hortons
5. Kinton Ramen
6. Starbucks
7. Macdonalds
8. Wendy's
9. Triple O's

### ● SHOPPING & SERVICES

1. T&T Supermarket
2. Winners
3. Fitness World
4. Cineplex Cinemas & VIP
5. Shoppers Drug Mart
6. Canadian Tire
7. Mark's
8. Best Buy
9. Sport Check
10. Real Canadian Superstore

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