

FOR SUBLEASE

#13 – 8385 St. George Street

Vancouver, BC



Marine Drive Industrial Centre



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CORFAC
INTERNATIONAL

Unit 13 8385 St. George Street

Vancouver, BC

3,000 sq. ft. unit at the
Marine Drive Industrial
Centre

OPPORTUNITY

Excellent opportunity to sublease a 3,000 sq.ft. warehouse unit at the well located Marine Drive Industrial Centre that comes with ample parking, 2 front and back grade loading doors and a 20'6" clear ceiling. The unit offers a flexible and efficient warehouse that would accommodate a wide range of uses.

LOCATION

The property allows quick and easy access to major transportation routes including Marine Drive, Knight Street and Oak Street Bridges, which connect to Highways 91/99 serving Greater Vancouver. It also provides quick access to the Vancouver International Airport via Arthur Laing Bridge and to Downtown Vancouver via Cambie and Main Streets.

PROPERTY HIGHLIGHTS

- Two grade level doors at the front and back of the unit
- Warehouse ceiling height approximately 20.5' clear
- 100 amp 3-phase electrical service (can be upgraded to 200 amp)
- Column-free space
- After hours and weekend security patrols
- Fully sprinklered
- Ample parking

AVAILABLE AREA

3,000 SF

DIMENSIONS*

30' x 100'

ASKING LEASE RATE

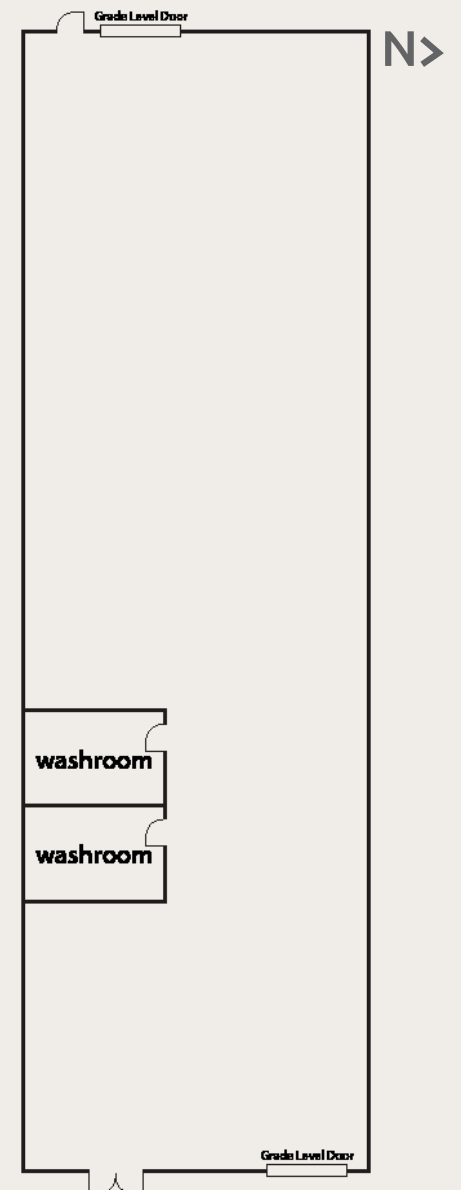
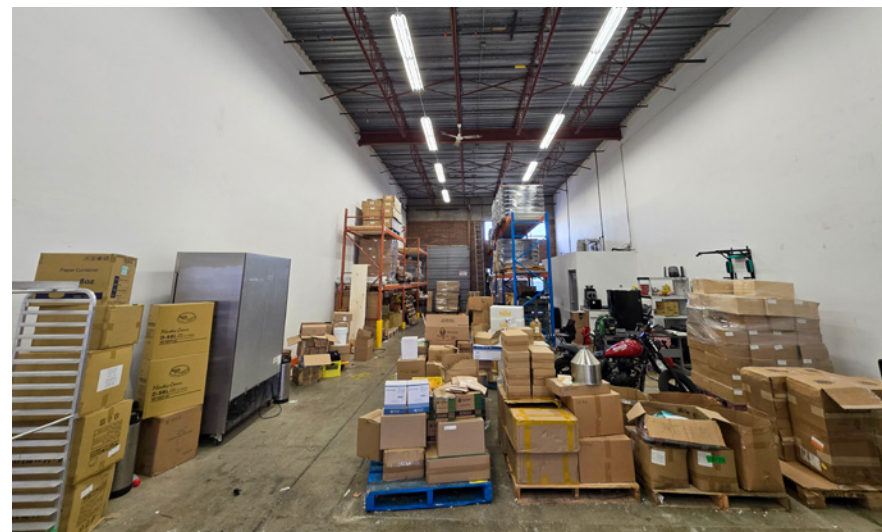
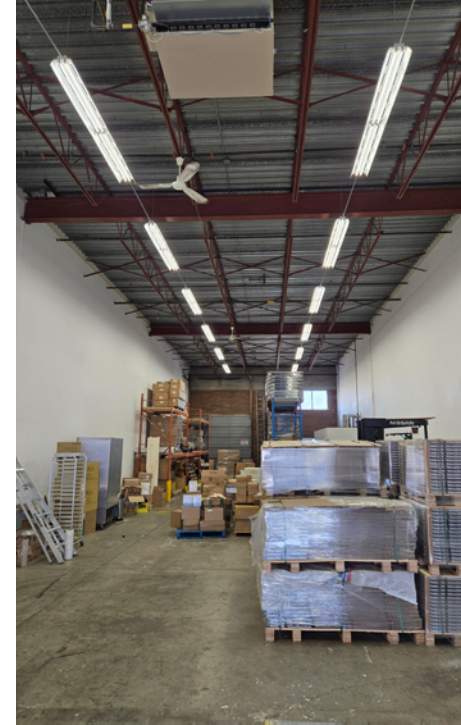
Contact Agent

ADDITIONAL RENT

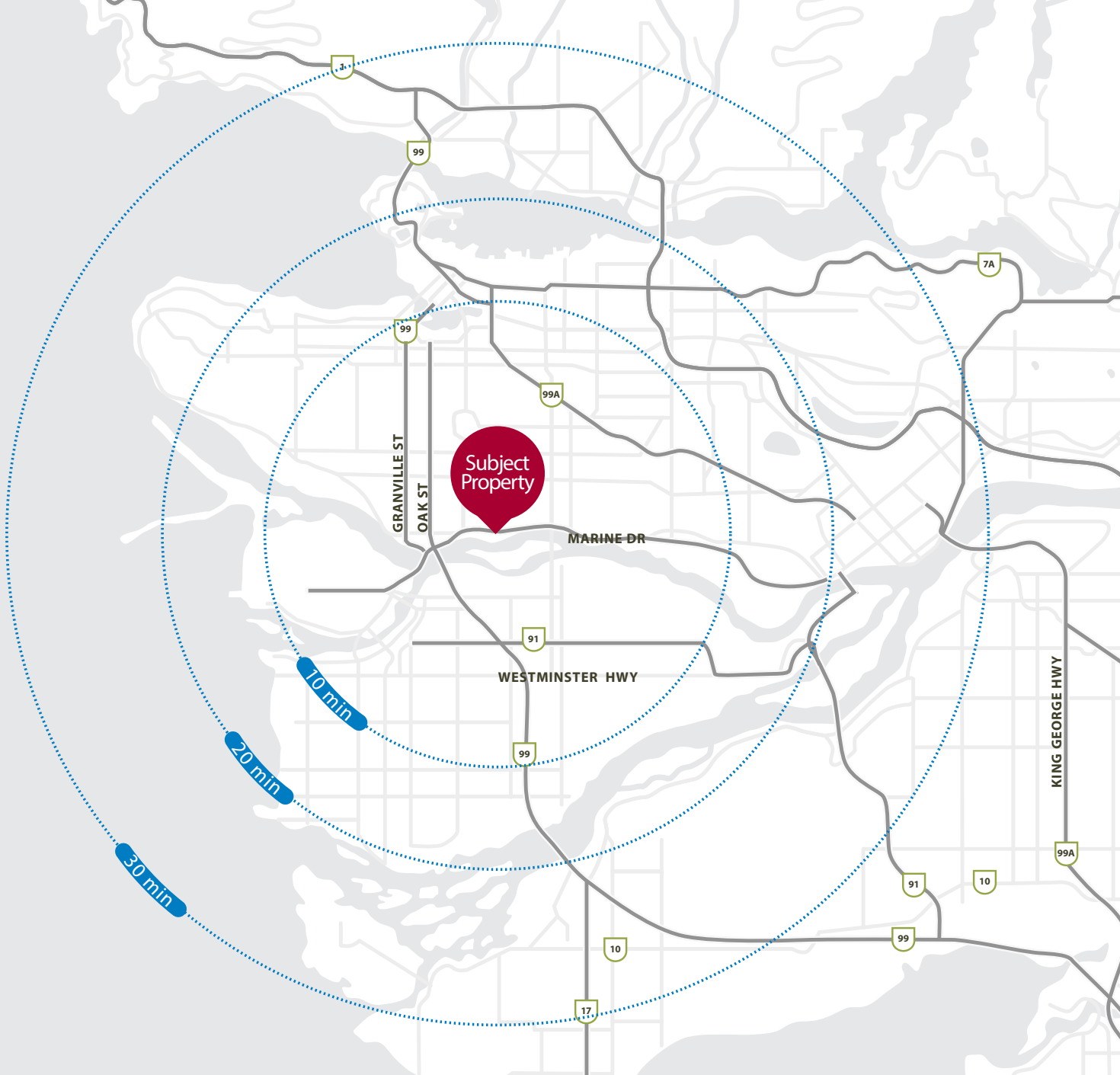
\$10.70 PSF

LEASE EXPIRY

August 31, 2028 with possibility to extend



*measurements and floor plan drawing are approximate and subtenant to independently verify



Travel Times

Highway 99
7 min

Highway 91
9 min

YVR International Airport
10 min

Burnaby
10 min

Downtown Richmond
18 min

Downtown Vancouver
20 min

Surrey
30 min

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