### 8346 St. George Street, Vancouver, B.C.

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# **FOR LEASE** 5,810 SF Unit with Dock Loading

#### Sean Bagan

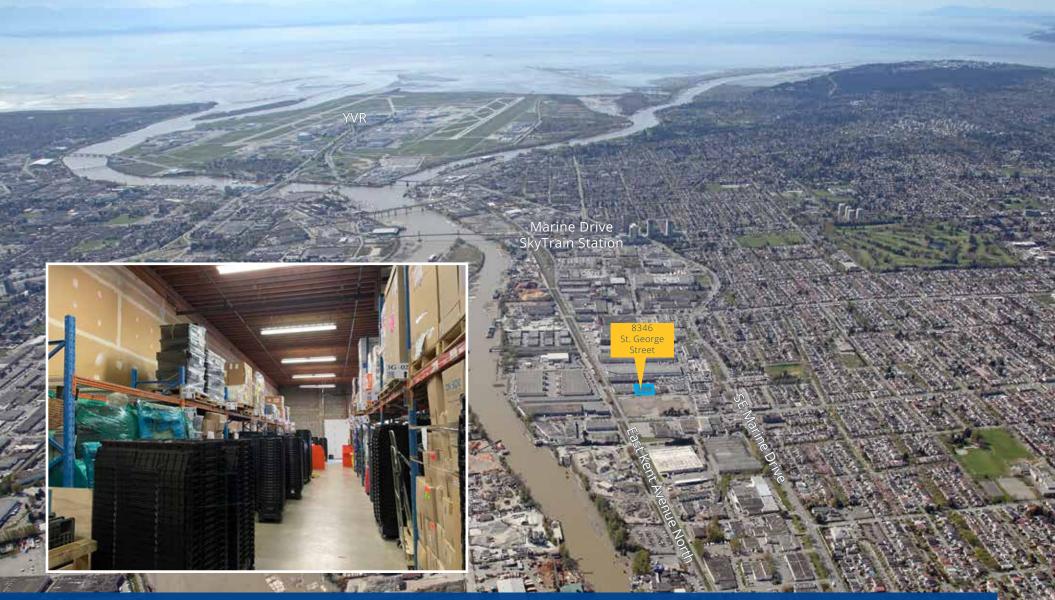
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COLLINS



### Location

The South Vancouver market is home to numerous multi-national and national corporations and is a highly sought after submarket due to its proximity to the Vancouver International Airport (YVR), Downtown Vancouver, and transportation corridors including SE Marine Drive and the Knight Street Bridge. It also features close proximity to the Marine Drive SkyTrain Station.

South Vancouver has become a popular hub for industries including food distribution, furniture distribution, film and television production, and laboratory space. It also features an extensive retail presence with companies including the Real Canadian Superstore, Best Buy, Canadian Tire, McDonald's and more, in close proximity.

### Zoning

I-2 (Industrial) zoning allows for a wide range of general industrial uses including storage, manufacturing and limited office.



## **Building Features**

- 19' clear warehouse ceiling height
- Shell condition space with multiple washrooms; custom office build-out available if required
- Two (2) dock level loading doors (1 leveler)
- 50' distance from loading platform to edge of laneway
- Fully sprinklered
- Convenient transit access
- Potential to expand into neighboring premises (8336 & 8338 St. George St) for a total of 11,440 SF

# Available Area

Total Area	5,810 SF
Ground Floor Office	815 SF
Ground Floor Warehouse	4,995 SF

### Year-1 Asking Net Lease Rate

\$17.50 per SF, per annum (as-is)\$19.75 per SF, per annum (with 815 SF new ground floor office)

## Operating Costs & Taxes (2023)

Estimated at \$5.12 per SF, per annum

Availability

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