



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

# FOR LEASE

## 5,810 SF Unit with Dock Loading

### Sean Bagan

Personal Real Estate Corporation  
Vice President  
+1 604 790 7204  
sean.bagan@colliers.com

### Jack Hall

Industrial Sales & Leasing  
Associate  
+1 604 661 0896  
jack.hall@colliers.com

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YVR

Marine Drive  
SkyTrain Station

8346  
St. George  
Street

SE Marine Drive

East Kent Avenue North

## 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

Ground Floor Warehouse	4,995 SF
Ground Floor Office	815 SF
<b>Total Area</b>	<b>5,810 SF</b>

## 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

June 15, 2023





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