

8233 SHERBROOKE STREET

VANCOUVER | BC



FOR LEASE

Exceptionally designed, first-generation industrial spaces. This 3 storey building features units from 3,512 up to 5,278 square feet, covered parking, and functional office mezzanines.

FOR PROJECT INFORMATION:

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Professionally managed by Shato Holdings Ltd.



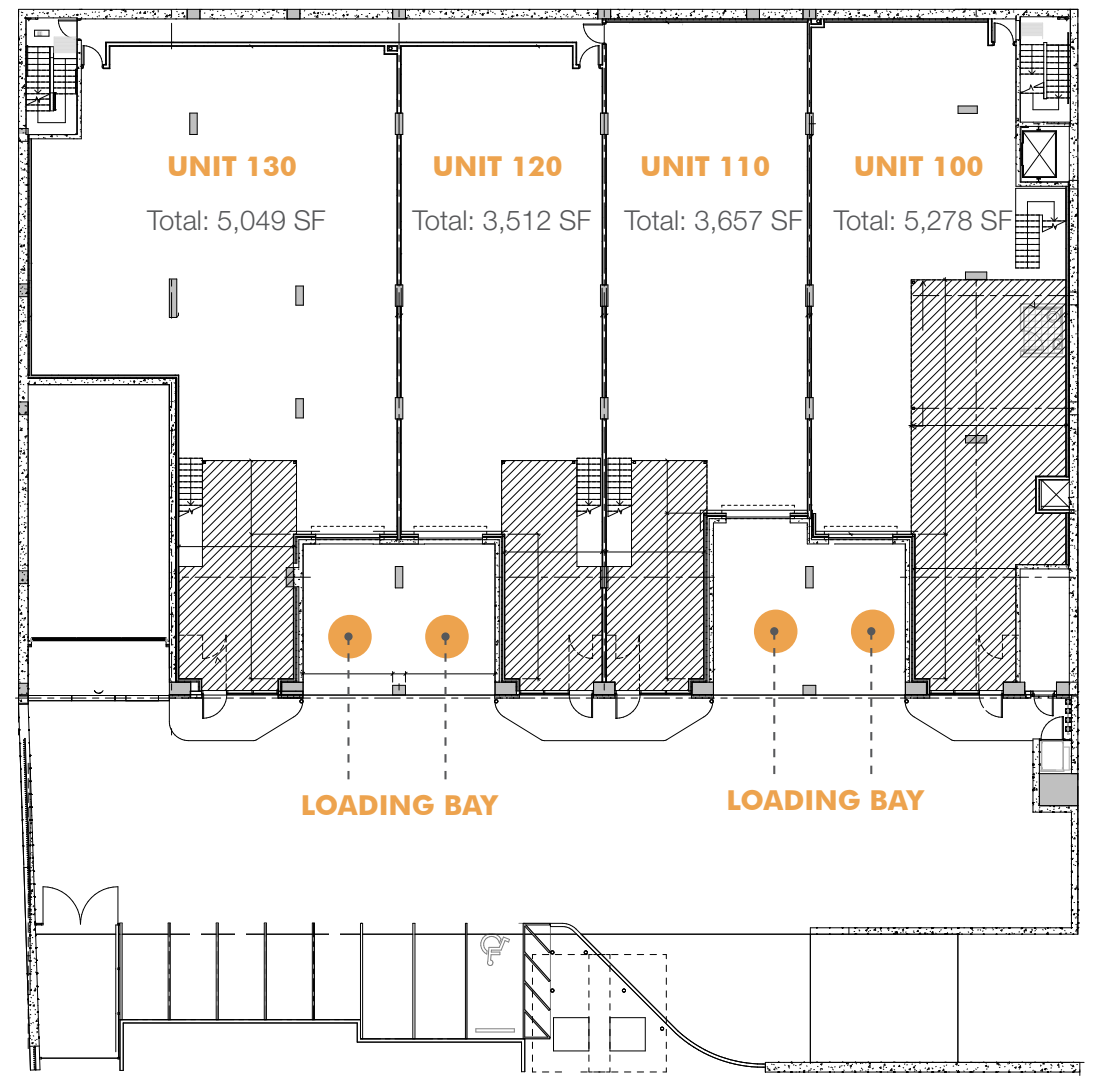
Marketed by:

CBRE

4 Units Remaining



Join other long-time South Vancouver industrial users such as White Spot, Dogwood Brewing, Lee Valley Tools, Coast Building Supplies, U-Haul, Purdy's Chocolates, among many others at this central location. Situated just south of Marine Drive, 8233 Sherbrooke Street benefits from excellent access to Vancouver Downtown, Burnaby, and Richmond.



SHERBROOKE STREET

LEVEL ONE

PROJECT SUMMARY

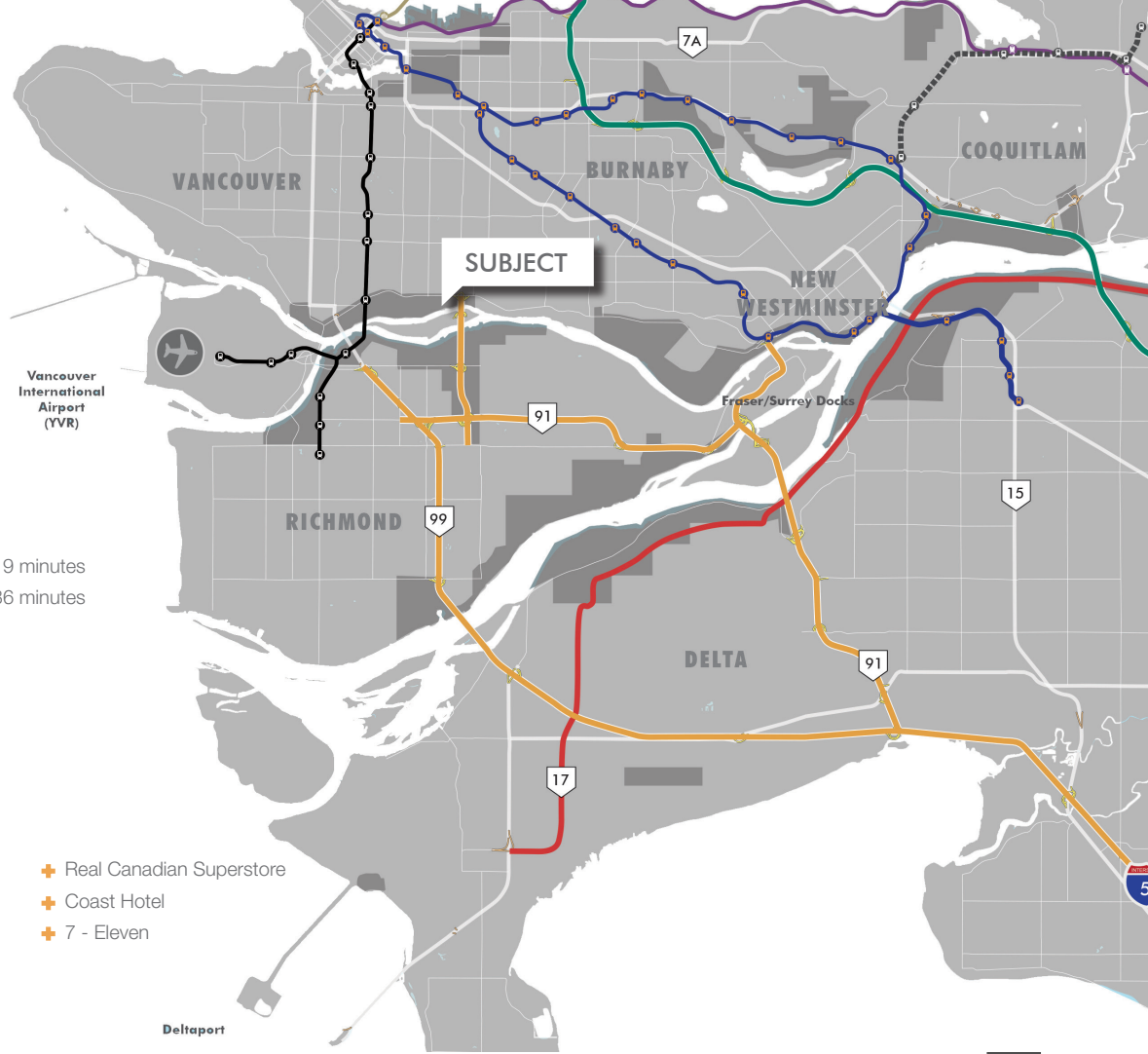
Total Leaseable Area: 17,496 SF
Site Size: 0.95 acres
Available for Occupancy: Immediately
Annual Basic Rent: \$15.00 PSF (shell)
Additional Rent: To be determined
Zoning: I-2

BUILDING FEATURES

- + Cast-in-place concrete and structural steel construction
- + Attractive landscaping and metal panel design
- + Covered surface parking and designated visitor stalls
- + Secured bicycle storage
- + One (10' x 12') grade loading door per unit
- + 300 lbs per sq. ft. floor loading capacity
- + 20' clear ceiling height in the warehouse
- + Fully sprinklered

UNIT SUMMARY

UNITS	WAREHOUSE AREA (SF)	MEZZANINE AREA (SF)	TOTAL SIZE (SF)	ELETRICAL SUPPLY	PARKING STALLS
100	3,660	1,618	5,278	400 amp 3-phase	4
110	3,029	628	3,657	200 amp 3-phase	3
120	2,888	624	3,512	200 amp 3-phase	3
130	4,325	724	5,049	400 amp 3-phase	4
200	LEASED				
210	LEASED				



PUBLIC TRANSIT TIMES

Marine Drive Canada Line Station 19 minutes
 Metrotown Skytrain Station 36 minutes

NEARBY AMENITIES

- + Storage Mart
- + South Hall Banquet & Wedding Palace
- + White Spot
- + Real Canadian Superstore
- + Coast Hotel
- + 7 - Eleven

DRIVE TIMES



FOR FURTHER INFORMATION, PLEASE CONTACT:

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