



SUNSET

INDUSTRIAL CENTRE



Move-In Today!

8210 & 8220 ROSS STREET | VANCOUVER, BC

SOUTH VANCOUVER'S BEST INDUSTRIAL OWNERSHIP OPPORTUNITY

DEVELOPED BY



MARKETED BY

CBRE

With frontage and direct access to SE Marine Drive, Sunset Industrial Centre has unparalleled access to the Metro Vancouver Region.

Prices starting from \$560 PSF!


DOWNTOWN
VANCOUVER
20 MIN DRIVE


MARINE GATEWAY
5 MIN DRIVE


KNIGHT STREET BRIDGE
1 MIN DRIVE

**Generational location.
Remarkable quality.
Exceptional value.**

Sunset Industrial Centre (SIC) is South Vancouver's newest industrial project showcasing revolutionary design, and utility.

Showcasing 24 stacked units across 2 levels totalling 99,665 Sq. Ft., SIC offers innovative features like secured and covered parking, EV ready charging outlets, and overhead grade level loading doors, providing lasting solutions for a growing and evolving industry.

SPECIFICATIONS



Total Project Size

- + 99,665 Sq. Ft.
- + 24 units across 2 buildings



Unit Sizes

- + 2,725 – 7,657 Sq. Ft.
- (Contiguous size available up to 22,957 Sq. Ft.)



Floor Load

- + 350 lbs. per Sq. Ft. live floor load (applies to Level 2 and 3)



Clear Height

- + 22' to 24' for Units 105 to 175
- + 25' for Units 305 to 380



Overhead Grade Level Loading Door

- + Min. 1 motorized grade level door available in each unit (10' x 12')



Vehicle Bridge

- + Revolutionary vehicle and pedestrian bridge design connecting the two buildings on Level 3



Washrooms

- + Pre-built universal washroom in each unit



Elevator Access

- + To parking and main levels
- + To end-of-trip facilities

AMENITIES



Parking Ratio

- + 1 stall per 775 Sq. Ft. (est.) included in the purchase price



Electric Vehicle Charging

- + EV ready outlets available for several parking stalls included in the purchase price



End-of-Trip Facilities

- + Secure bicycle stalls and change room lockers located in the parking



Outdoor Amenities

- + Generous landscaping area with benches for lunchtime seating



The Developer

Established on April 8, 1969, Shato Holdings Ltd. is Vancouver's trusted developer, entrenched in the same quality, design, and level of service our community expects. Driven by expertise, Shato Holdings Ltd. specializes in the development of prime office, commercial, and residential developments – including our most prized work of the 400+ home master planned community, and golf course at Tsawwassen Springs.

Lasting solutions
for an evolving industry.





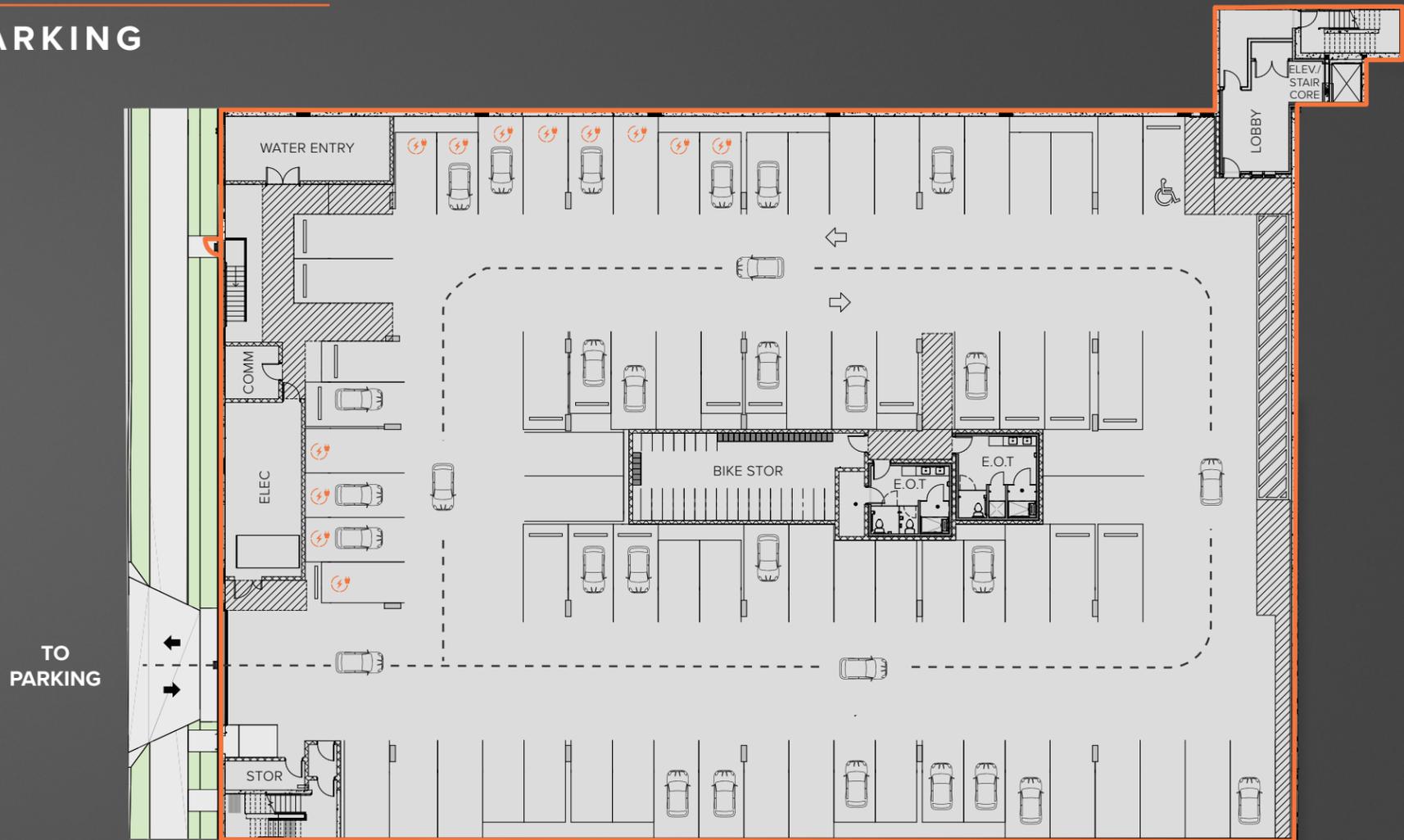
FLOOR LEVELS

■ LEVEL 1 | Parking ■ LEVEL 2 | Units 105 - 175 ■ LEVEL 3 | Units 305 - 380

LEVEL 1

BUILDING B

PARKING

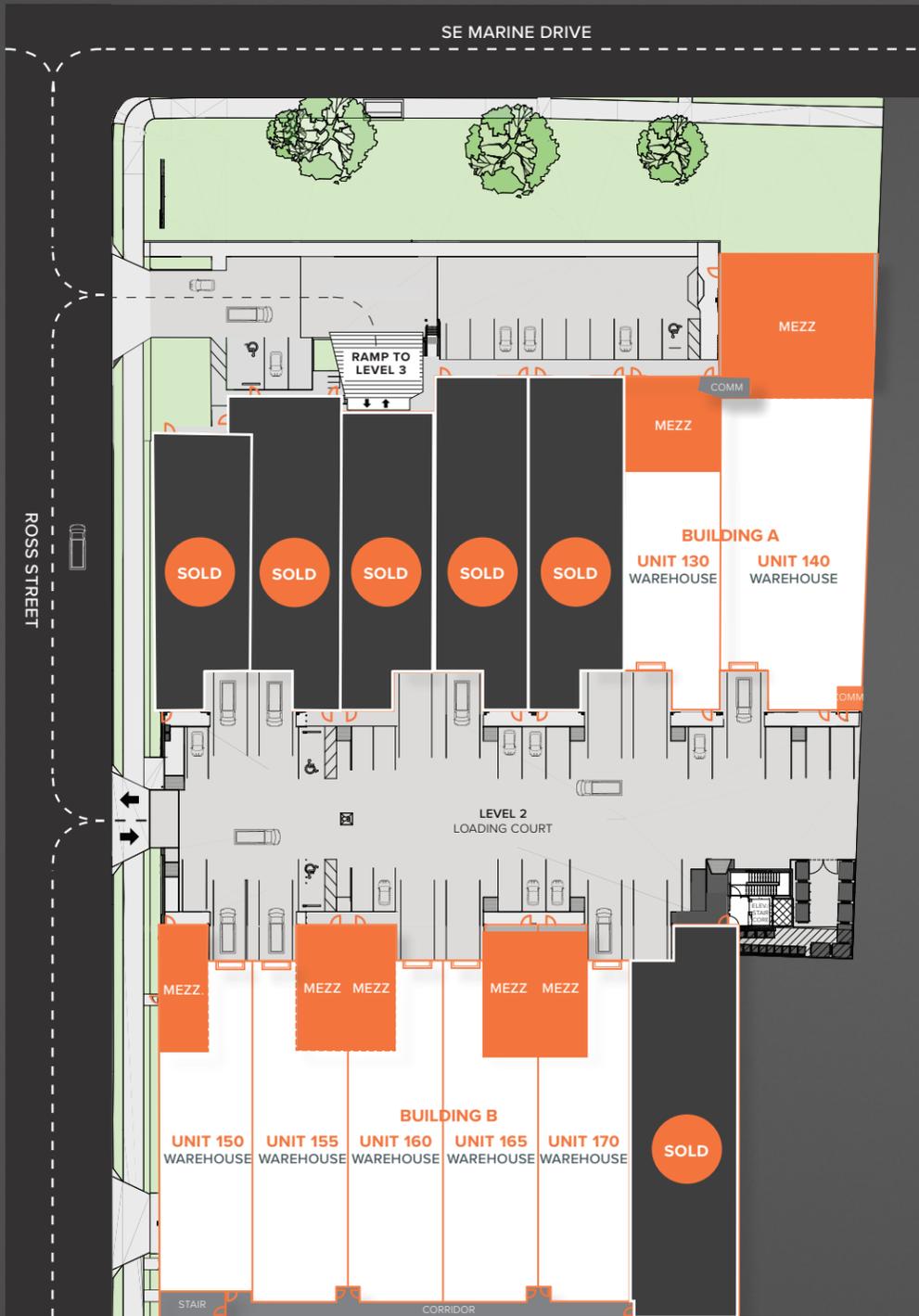


LEVEL 2

BUILDINGS A & B

UNITS 105 - 175

	Unit	Warehouse SF	Mezz SF	Total SF	Parking	Loading	Price
BUILDING A 8210 Ross St.	105					SOLD	
	110					SOLD	
	115					SOLD	
	120					SOLD	
	125					SOLD	
BUILDING B 8220 Ross St.	130	3,197	1,081	4,278	7 stalls	CL B (1)	\$2,799,000
	140	5,014	2,644	7,657	10 stalls	CL B (1) CL A (1)	\$4,399,000
	150	3,757	703	4,459	5 stalls	CL B (1)	\$2,499,000
	155	3,909	728	4,637	5 stalls	CL B (1)	\$2,599,000
	160	3,906	725	4,632	5 stalls	CL B (1)	\$2,599,000
	165	3,906	725	4,632	5 stalls	CL B (1)	\$2,599,000
	170	3,870	728	4,597	5 stalls	CL B (1)	\$2,579,000
	175					SOLD	



LEVEL 3

BUILDINGS A & B

UNITS 305 - 380

	Unit	Warehouse SF	Mezz SF	Total SF	Parking	Loading	Price	
BUILDING B 8220 Ross St.	305	2,800	910	3,709	5 stalls	CL B (1)	\$2,119,000	
	310	2,183	715	2,898	4 stalls	CL B (1)	\$1,649,000	
	315	2,223	711	2,934	4 stalls	CL B (1)	\$1,669,000	
	320	2,222	711	2,933	4 stalls	CL B (1)	\$1,669,000	
	325					SOLD		
	330					SOLD		
	350					SOLD		
	360					SOLD		
	BUILDING A 8210 Ross St.	365	2,054	672	2,725	3 stalls	CL A (1)*	\$1,779,000
		375	2,098	703	2,801	3 stalls	CL A (1)*	\$1,819,000
380						SOLD		

* In addition to the assigned Class A loading bay, Units 350 to 380 have access to a shared Class B loading bay located on the Vehicle Bridge.



Keeping you connected to the city.

Sunset Industrial Centre is located on an arterial thoroughfare that links to major cities in the Metro Vancouver Region such as Vancouver, Burnaby and Richmond's YVR Airport making it highly transit-accessible. Situated in close proximity to the Marine Gateway urban town centre and Marine Drive Canada Line station, the property's central location is optimized for ideal transportation commutes, allowing easy access to transit, bike lanes and driving routes. Having the freedom to choose how to access the astounding South Vancouver amenities is what makes SIC an opportunity you cannot miss.

AMENITIES IN THE NEIGHBOURHOOD



Retail & Entertainment

- Lee Valley
- South Hall Banquet & Wedding Palace
- Best Buy
- Marshalls
- Canadian Tire
- Lorco Auto Parts
- Winners
- Cineplex Cinemas & VIP



Food & Beverage

- Dogwood Brewing
- Northern Cafe
- Breka Bakery & Café
- Triple O's
- Starbucks
- McDonald's
- Dublin Crossing
- White Spot



Fitness & Recreation

- Badminton Vancouver
- 6Pack Indoor Beach
- Union Basketball
- Fitness World
- Langara Golf Course
- Langara YMCA
- Marpole - Oakridge Fitness Centre
- Oxygen Yoga



Grocery & Convenience

- Triple V's Convenience
- Real Canadian Superstore
- T&T Supermarket
- Shoppers Drug Mart
- TD Canada Trust
- BMO Bank of Montreal
- Safeway Marpole
- Buy Low Foods

DRIVE TIMES

Knight Street Bridge	1 Min
Highway 91	5 Mins
Highway 99	5 Mins
Oak Street Bridge	8 Mins
Richmond	2 Mins
Burnaby	8 Mins
Vancouver International Airport	11 Mins
Downtown Vancouver	20 Mins
US/Canada Border Crossing	35 Mins
Centerm/Vanterm	15 Mins
Lynnterm	22 Mins
Deltaport	24 Mins
Fraser Surrey Docks	26 Mins
Marine Gateway	5 Mins
Oakridge Park	8 Mins
Richmond Centre	12 Mins





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