

Move-In Today!

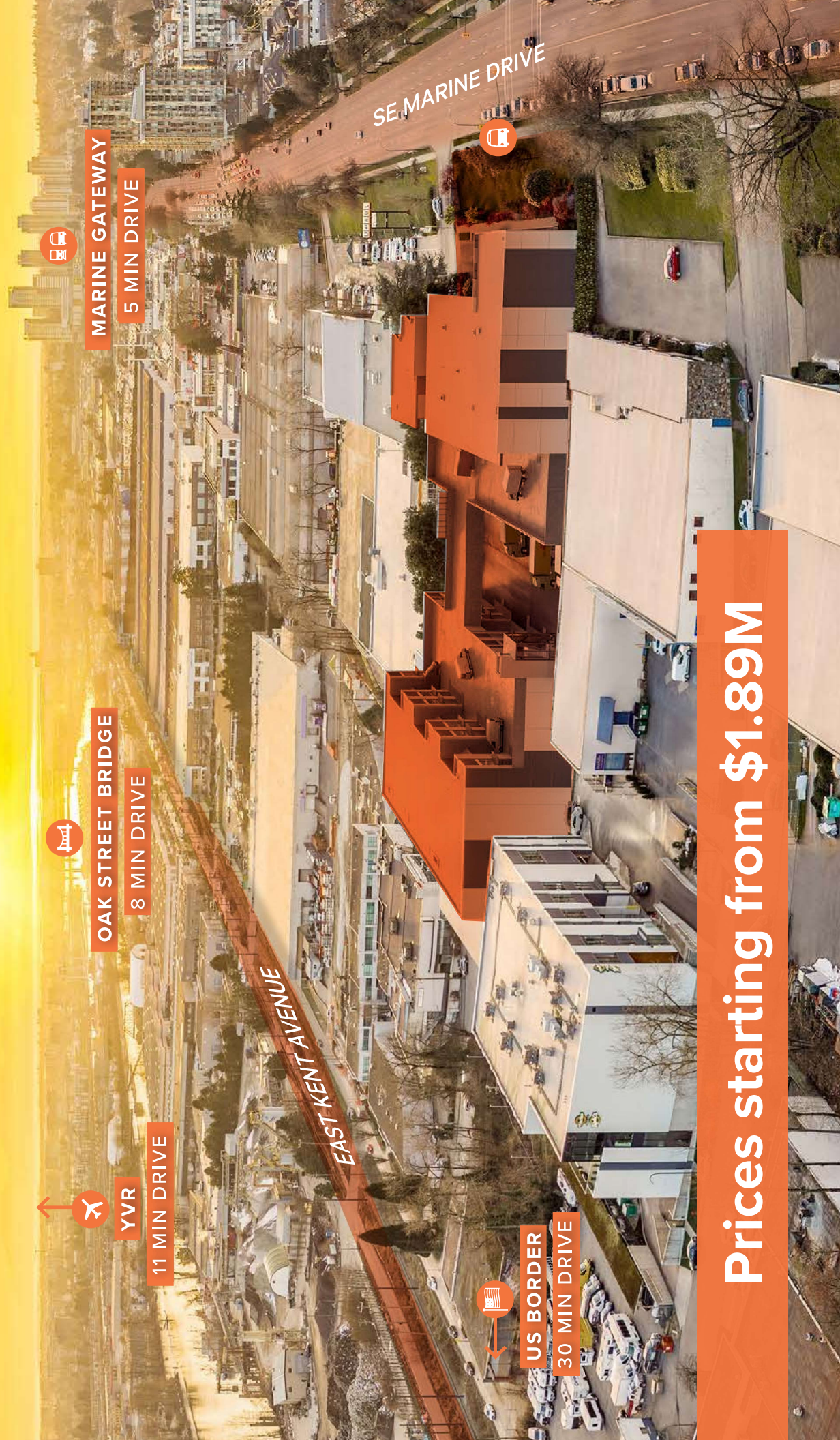
SE MARINE DRIVE

8210 & 8220 ROSS STREET | VANCOUVER, BC

SOUTH VANCOUVER'S BEST INDUSTRIAL OWNERSHIP OPPORTUNITY



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



Prices starting from \$1.89M

SPECIFICATIONS



Total Project Size

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



Overhead Grade Level Loading Door

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



Unit Sizes

- + 2,725 – 7,657 Sq. Ft. (Contiguous size available up to 28,620 Sq. Ft.)



Vehicle Bridge

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



Floor Load

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



Stacked Industrial

- + 24 drive-up industrial strata units
- + 2 levels with underground parking



Clear Height

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



Elevator Access

- + To underground 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

- + Available for several underground parking stalls included in the purchase price



End-of-Trip Facilities

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



Outdoor Amenities

- + Generous landscaping area with benches for lunchtime seating

Lasting solutions for an evolving industry.



PLANS



LEVEL 2

BUILDINGS A & B

UNITS 105 - 175

Unit	Ground SF	Mezz SF	Total SF
105	2,761	1,157	3,918
110	3,002	1,172	4,174
115	SOLD		
120	SOLD		
125	SOLD		
130	3,197	1,081	4,278
140	5,014	2,644	7,657
150	3,757	703	4,459
155	3,909	728	4,637
160	3,906	725	4,632
165	3,906	725	4,632
170	3,870	728	4,597
175	4,754	908	5,663

BUILDING A

8210 Ross St.

BUILDING B

8220 Ross St.



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.



200+

Retail & Entertainment

- 1 Lee Valley
- 2 South Hall Banquet & Wedding Palace
- 3 Best Buy
- 4 Marshalls
- 5 Canadian Tire
- 6 Lorco Auto Parts
- 7 Winners
- 8 Cineplex Cinemas & VIP



126+

Food & Beverage

- 1 Dogwood Brewing
- 2 Northern Cafe
- 3 Breka Bakery & Café
- 4 Triple O's
- 5 Starbucks
- 6 McDonald's
- 7 Dublin Crossing
- 8 White Spot



50

Fitness & Recreation

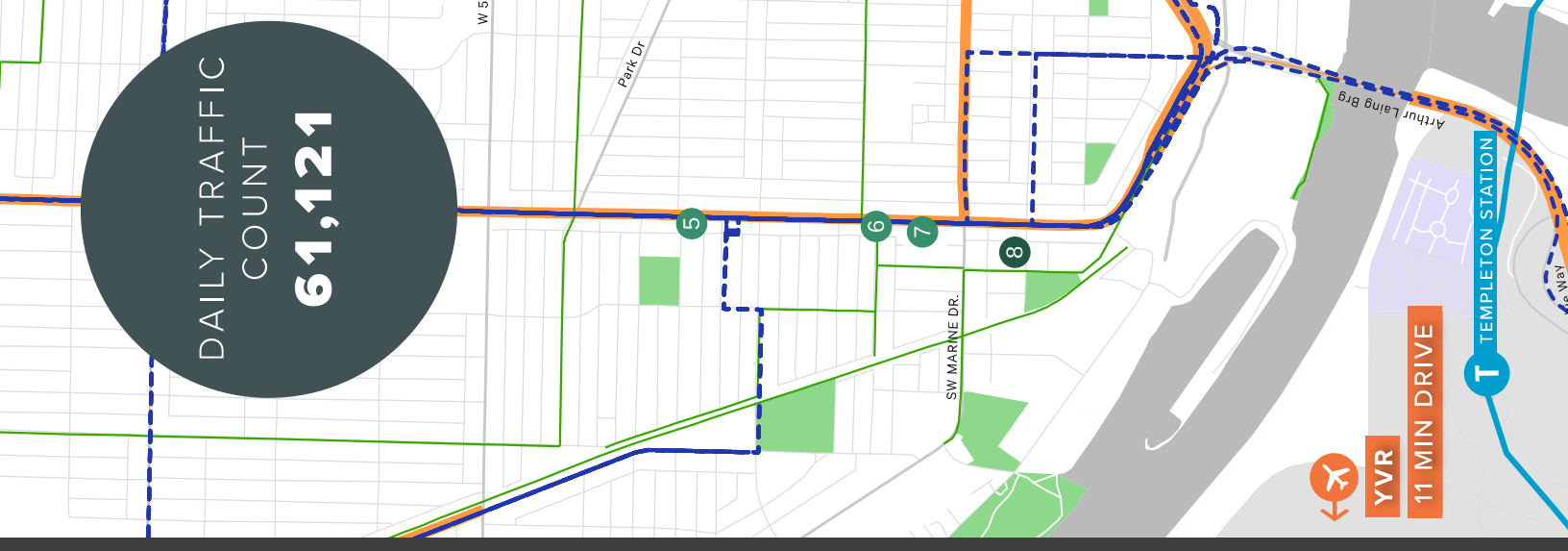
- 1 Badminton Vancouver
- 2 6Pack Indoor Beach
- 3 Union Basketball
- 4 Fitness World
- 5 Langara Golf Course
- 6 Langara YMCA
- 7 Marpole - Oakridge Fitness Centre
- 8 Oxygen Yoga



25+

Grocer & Convenience

- 1 Triple V's Convenience
- 2 Real Canadian Superstore
- 3 T&T Supermarket
- 4 Shoppers Drug Mart
- 5 TD Canada Trust
- 6 BMO Bank of Montreal
- 7 Safeway Marpole
- 8 Buy Low Foods





SUNSET

INDUSTRIAL CENTRE

cbrecanada.com/sunsetindustrialcentre

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CBRE

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