

**AVISON  
YOUNG**

# For Lease

**IntraUrban Gateway**  
#132 - 8380 Ontario Street  
Vancouver, BC



**FULL FEE PAYABLE TO OUTSIDE AGENT\***

*Minimum 5-year lease term*

Brand new 3,575 sf flex-industrial unit  
with mezzanine in South Vancouver

*\*Incentive to be fully funded by the Landlord*

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**Ryan Kerr\***, Principal  
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*\*Ryan Kerr Personal Real Estate Corporation*



## Location

IntraUrban Gateway is located in the South Vancouver industrial area, just off of SW Marine Drive. The property is just a 15 minute walk from the Marine Drive Skytrain Station and is surrounded by numerous attractive amenities including shops, cafes and restaurants. The South Vancouver location is highly desirable for industrial users who wish to stay in the City of Vancouver while having convenient access to major transportation routes and amenities.

## Unit features

-  Contemporary storefront and generous glazing
-  One (1) motorized grade loading door (10' W x 12' H)
-  26' clear ceiling heights in warehouse
-  HVAC in mezzanine
-  ESFR sprinklers
-  3-phase power (200 amp, 120/208 volt)
-  Handicapped accessible washroom on main floor
-  Built-in concrete mezzanine with operable windows
-  High-efficiency lighting
-  Skylights in warehouse
-  Heavy floor load capacity (300 lbs/sf on main floor and 100 lbs/sf on mezzanine)
-  Two (2) designated parking stalls (plus loading bay)
-  Electric Vehicle (EV) conduit provided to one (1) parking stall, ready for EV charger installation
-  Access to end of trip facilities featuring showers, washrooms, lockers and bicycle storage

## Property details

### UNIT SIZE

Main Floor	2,475 sf
Mezzanine	1,100 sf
<b>Total</b>	<b>3,575 sf</b>

### ZONING

I-2 (General Industrial) allowing for a variety of storage warehouse, manufacturing, wholesale, recreational, retail, service and associated office uses.

### ASKING LEASE RATE

\$20.00 psf, per annum (net) - Year 1 rent

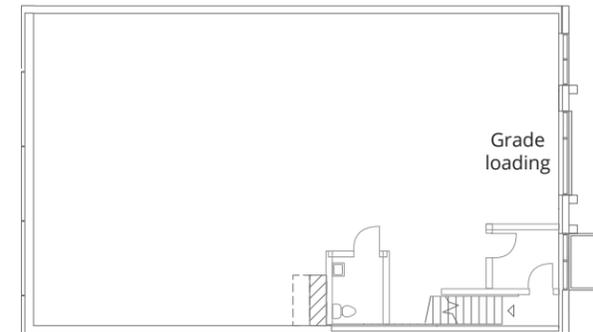
### ADDITIONAL RENT

\$7.75 psf, per annum (2023 estimate)

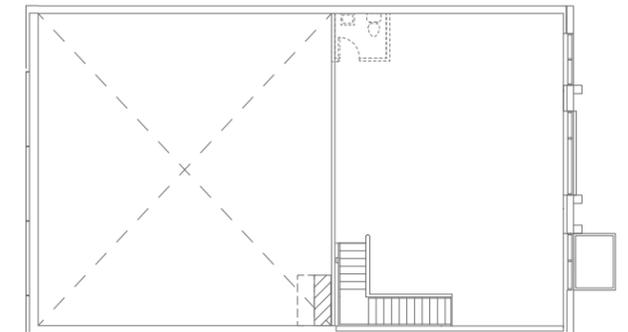
### POSSESSION

Immediate

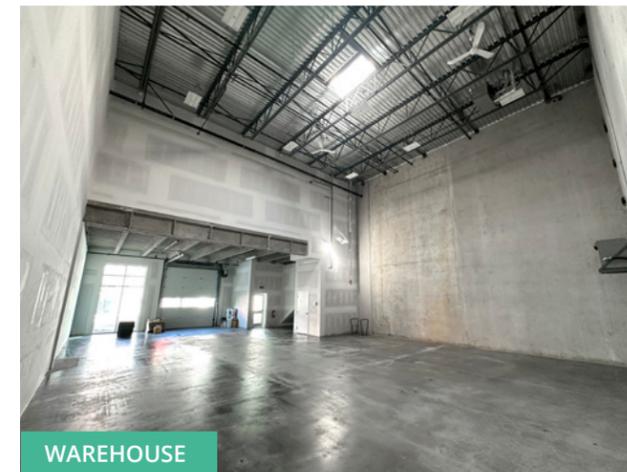
## Unit plan



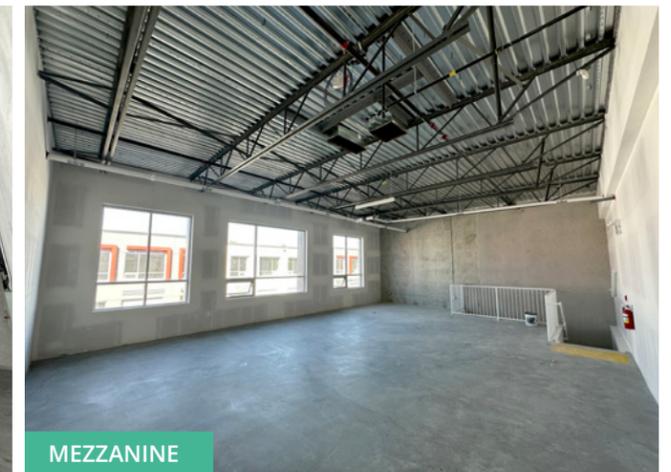
MAIN FLOOR



MEZZANINE

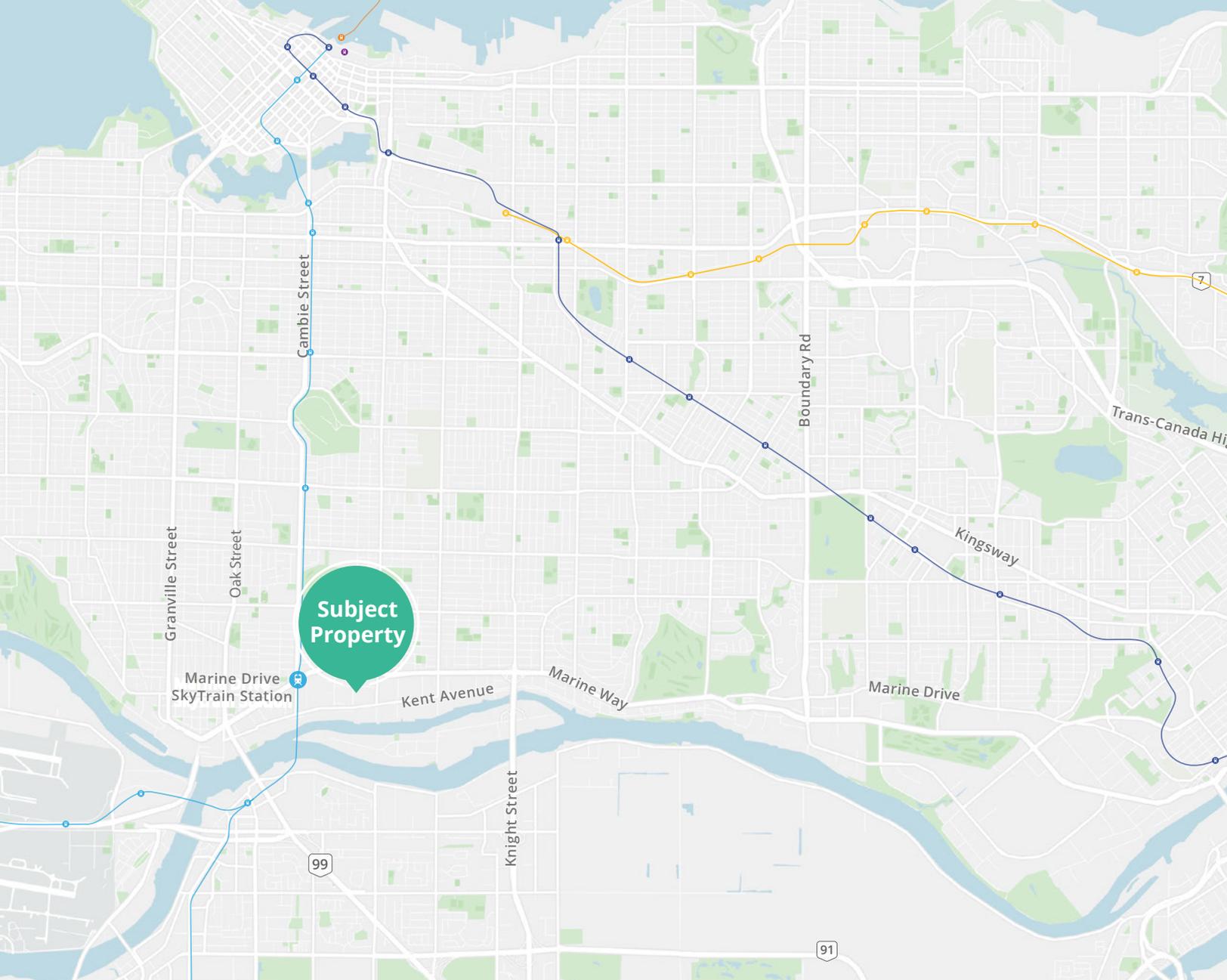


WAREHOUSE



MEZZANINE





## Drive Times

**05** minutes to  
Highway 99

**10** minutes to  
Highway 91

**20** minutes to  
Downtown Vancouver

**05** minutes to  
Knight Street

**10** minutes to  
Vancouver International  
Airport

**25** minutes to  
Highway 1

## Contact for more information

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