

**AVISON
YOUNG**

For Sale or Lease

Sunset Industrial Centre

Unit 120, 8210 Ross Street, Vancouver, BC



Move-in-ready 4,302 sf showroom
industrial unit with excellent exposure
along Marine Drive

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Opportunity

Avion Young is pleased to present the opportunity to purchase or lease a 4,302 sf industrial unit within Sunset Industrial Centre, South Vancouver's newest industrial development. This industry-leading project features prominent frontage with direct access to SE Marine Drive, offering exceptional connectivity throughout Metro Vancouver. Surrounded by a strong mix of retail and service amenities, including the newly developed Marine Gateway and River District, the property offers an exceptional opportunity for businesses seeking convenience, accessibility, and exposure. The unit is built out as a furniture showroom and is well suited for an occupier seeking a move-in ready space, with the flexibility to accommodate a range of industrial, showroom, or light manufacturing uses.



Property features

-  One (1) motorized grade level door loading doors (10' x 12')
-  Secured underground parking
-  ESFR sprinklers
-  EV charging stations
-  One (1) two piece handicap accessible bathroom
-  End of trip facilities on site including change room lockers and bicycle storage
-  LED Lighting
-  Generous landscaping and innovative design
-  Excellent signage and branding opportunity
-  Seven (7) dedicated parking stalls
-  Extensive renovation completed



PROPERTY SUMMARY

UNIT BREAKDOWN

Main floor	3,184 sf
Mezzanine	1,118 sf
Total	4,302 sf

ZONING

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

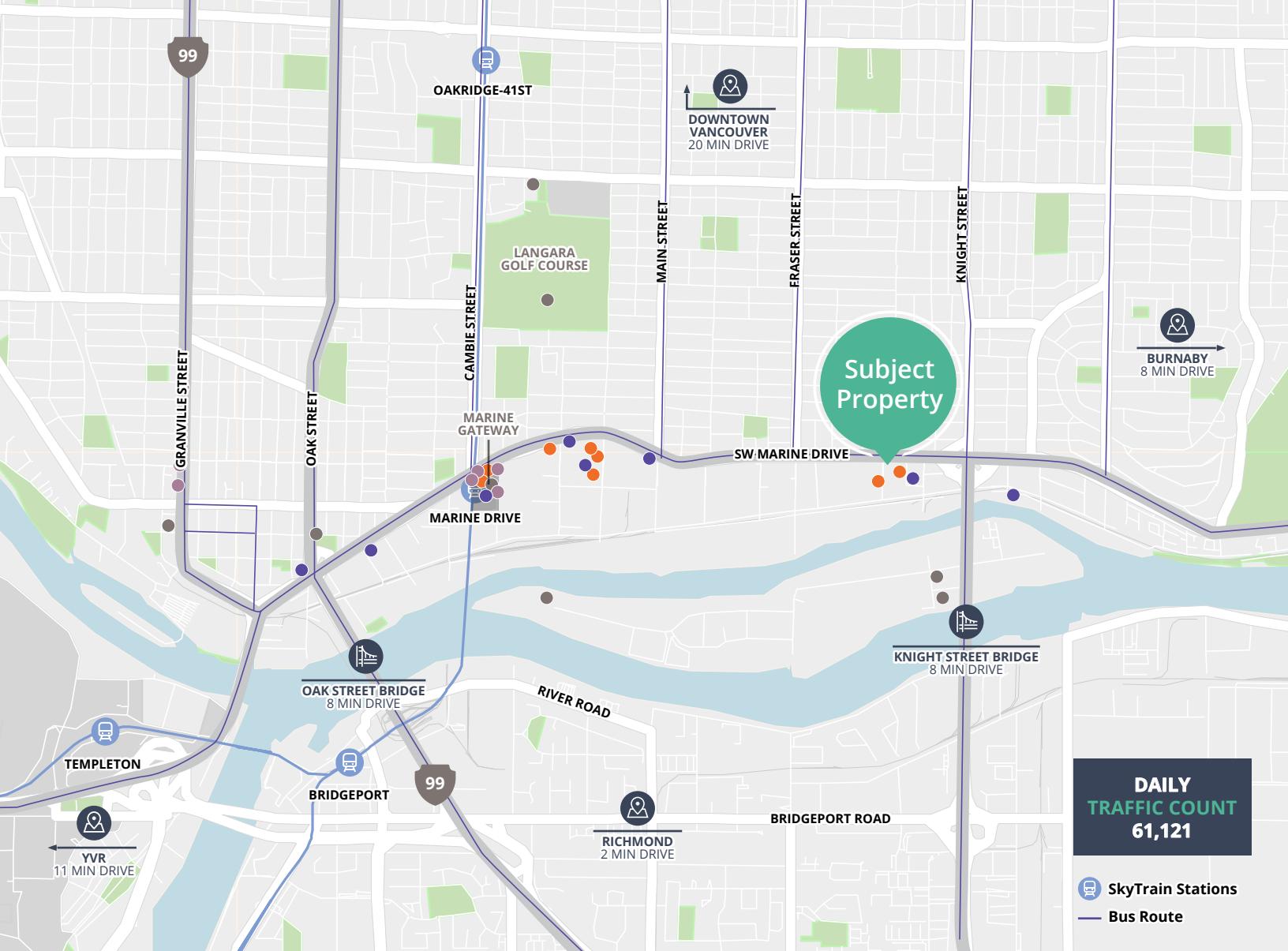
ASKING PRICE: \$3,050,000

PROPERTY TAXES (2025): \$27,212.10

ASKING BASE RENT: \$28.50 psf

ADDITIONAL RENT: \$11.20 psf (estimate)

AVAILABILITY: Contact listing agents



RETAIL & ENTERTAINMENT

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

FOOD & BEVERAGE

- Dogwood Brewing
- Northern Cafe
- Breka Bakery & Cafe
- 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

Contact for more information

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