

**FOR SUBLICENSE | INDUSTRIAL
UNIT 1 - 8385 ST. GEORGE STREET
VANCOUVER, BC**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **13,340 SF Space Including 2,400 SF of Office/Display Area**
- ▶ **2 Grade Level Loading Doors & 3 Dock Level Loading Doors**
- ▶ **3-Phase Power**
- ▶ **Corner Location, St. George Street and East Kent Avenue North**

Location

The subject property's easy access to local arterial transit routes, as well as Downtown Vancouver, allows businesses to tap into a larger market, while the ongoing development in the immediate area indicates potential for future growth opportunities, making this location a favorable choice for a range of industrial businesses.

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FOR SUBLEASE | INDUSTRIAL UNIT 1 - 8385 ST. GEORGE STREET VANCOUVER, BC

Opportunity

Opportunity to sublease 13,340 SF of warehouse/office space in the growing South Cambie industrial area. Proximity to public transit enhances accessibility for staff and clients, reducing reliance on personal vehicles.

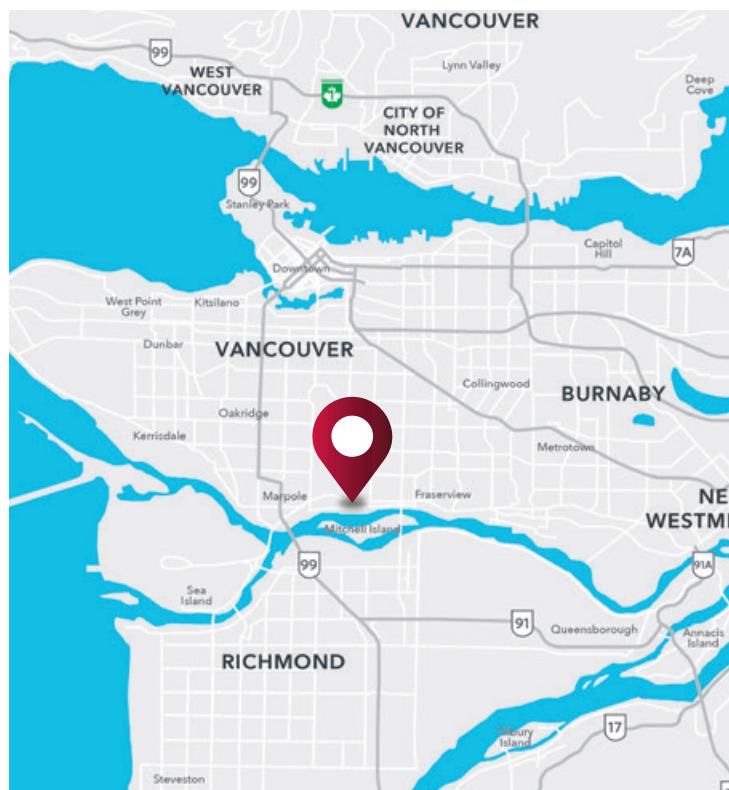
Features

- 3 dock / 2 grade loading doors
- Warehouse ceiling height approximately 20.5' clear
- Convenient transit access
- 3-phase power

Zoning

I2 Industrial Zone

Intended to accommodate and regulate the development of light impact industry, transportation industry, warehouses, distribution centres and limited office and service uses.



Available Area

Office	2,400 SF
Warehouse	10,940 SF
Total	13,340 SF

Basic Lease Rate

\$10.00 PSF

Additional Rent

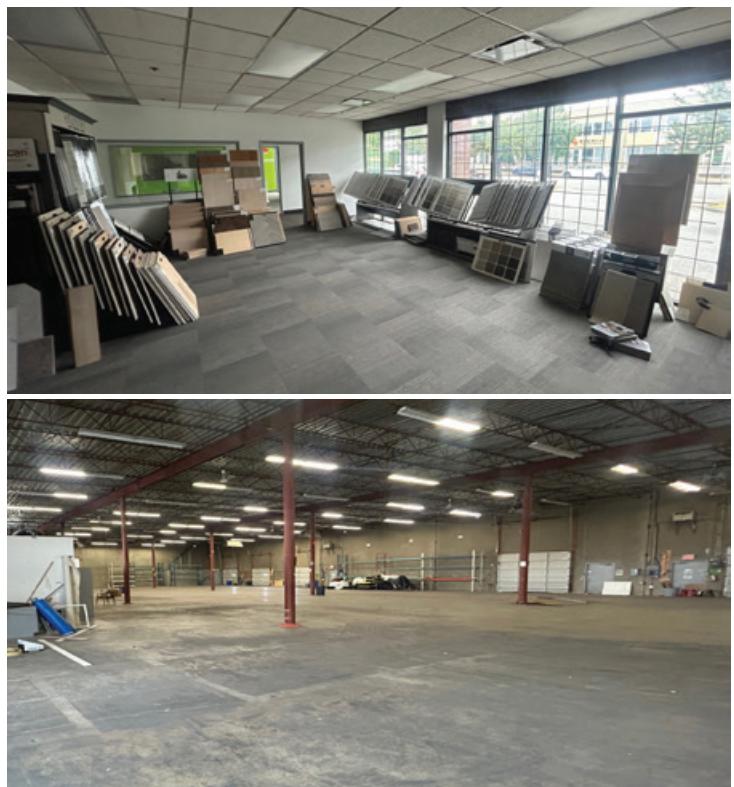
\$12.78 PSF

Sublease Expiry

March 31, 2027

Availability

Immediate



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