

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



- ▶ **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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## 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
<b>Total</b>	<b>13,340 SF</b>

## Basic Lease Rate

\$10.00 PSF

## Additional Rent

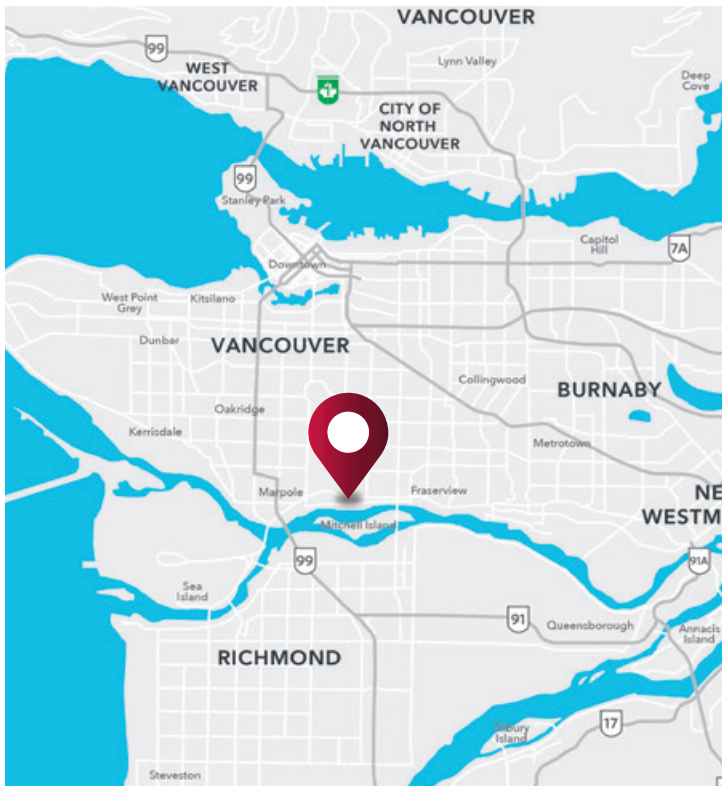
\$12.78 PSF

## Sublease Expiry

March 31, 2027

## Availability

Immediate



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