



Colliers

8385
FRASER ST.

FOR LEASE

25,818 SF Corner Unit
5 Dock Doors & 1
Grade-Level Door

55 & 60 - 8385 Fraser Street, Vancouver, BC

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Opportunity

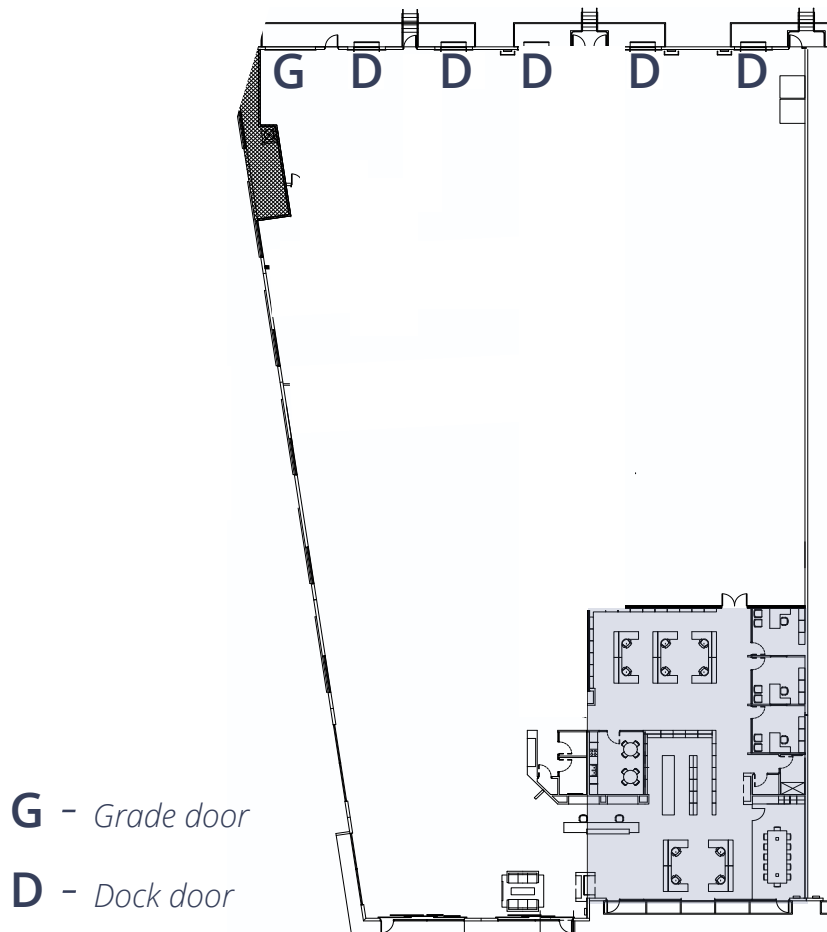
Built in 2016, 55 & 60 at 8385 Fraser Street is a high quality, concrete tilt-up facility, situated within the South Vancouver industrial market. Home to numerous multi-national and national corporations, the area is easily accessed by SkyTrain stations and main transport routes including SE Marine Drive & Highway 99. Access to Vancouver International Airport (YVR) is also seamless.

The unit does not have any mezzanine area, and can easily be configured to suit a wide range of tenant needs.

Civic Address	Units 55 & 60, 8385 Fraser Street
Zoning	I-2 (Industrial)
Loading	One (1) grade level loading door Five (5) dock loading doors
Ceiling Height	29.5' clear
Power	Three-phase electrical power service
Available	June 1, 2026
Lease Rate	\$21.75/SF net
Additional Rent (Estimate 2026)	\$8.05 per SF (excluding management fee)



Unit Plan & Features



Ground Floor Office/ Showroom	Warehouse	Total Size
4,920 SF	20,898 SF	25,818 SF

Marketing plan is conceptual and may not reflect all existing improvements



LOADING

Deep loading court able to accommodate 53' trailers



SPRINKLERS

ESFR sprinkler system



LOCATION

Easy access to
SE Marine Drive & Knight Street
Bridge



WASHROOMS

Up to four (4) washrooms



LIGHTING

Efficient T-5
lighting throughout



PARKING

Ample parking
at front and back of unit

The background of the entire page is an aerial photograph of a large industrial building at dusk. The building has a white roof and a modern facade with large glass windows and doors. A sign on the building reads "DIRECT TAP". The building is surrounded by a parking lot with several cars and a few trucks. In the background, a city skyline is visible against a sunset sky with orange and yellow hues. Mountains are visible in the far distance.

Units 55 & 60, 8385 Fraser Street

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