

8508

FOR LEASE



**33,786 SF OF FREESTANDING
OFFICE/WAREHOUSE
STEPS AWAY FROM SKYTRAIN**



THE OFFERING

Opportunity to lease a professionally maintained freestanding flex industrial building located in South Vancouver. Building offers 3 floors of office and warehouse with highly sought after dock loading.



Available Area (SF):

Ground Floor Office & Warehouse:	19,440
Warehouse Mezzanine:	4,741
Second Floor Office:	4,803
Third Floor Office:	4,802
Total Leasable:	33,786*

*All measurements are approximate and to be verified by Tenant.



Zoning:

I-2 (Light Industrial)



Lease Rate:

Please contact listing agents



Operating Costs & Taxes:

\$8.09 PSF



Availability:

November 1st, 2022



BUILDING HIGHLIGHTS



**Renovated
Office Space**



**Elevator
Service**



**22' Clear Ceiling
Height**



**Heavy
Power**



**Ample
Natural Light**



**Fully
Sprinklered**



**3 Dock & 1 Grade
Loading Doors
(Covered Loading)**



**37 Parking
Stalls**



HVAC



**Corporate Branding
Opportunity**

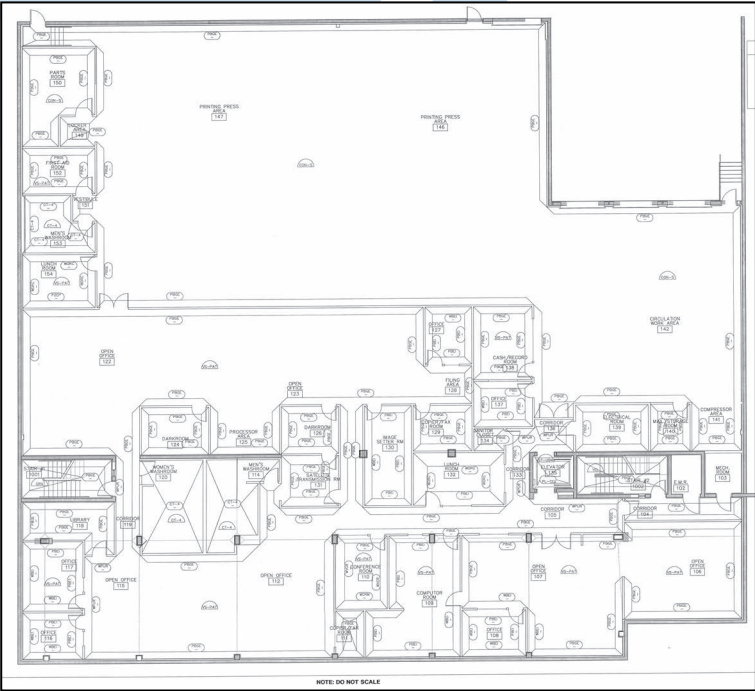
LOCATION

The Property is strategically located 200 meters from Marine Gateway skytrain station and surrounded by an abundance of restaurants, amenities, and parks including the Marine Gateway shopping mall. 8508 Ash Street is situated between the Arthur Laing Bridge, Oak Street Bridge & Knight Street Bridge providing easy accessibility to Downtown Vancouver, Richmond, Delta & Burnaby.

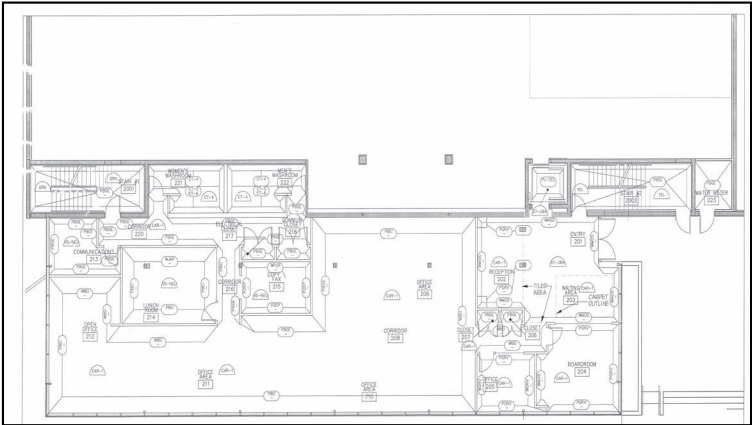


SITE PLANS

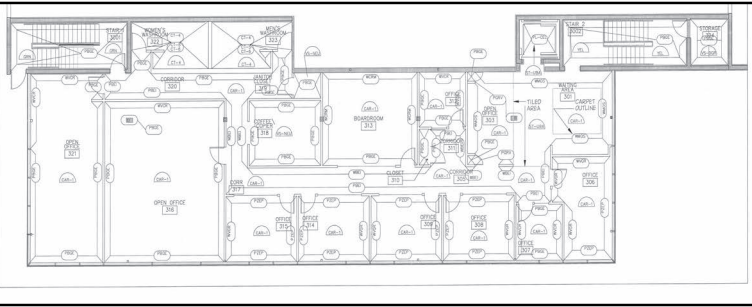
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR





Food

- 1 McDonald's
- 2 Subway
- 3 Denny's
- 4 Dublins Crossing
- 5 Milltown Bar & Grill
- 6 Moxies
- 7 White Spot

Shopping

- 1 Winners
- 2 Sport Chek
- 3 McArthur Glen Outlets
- 4 Canadian Tire
- 5 Oakridge Mall
- 6 Costco
- 7 IKEA

Entertainment

- 1 Cineplex Cinema
- 2 River Rock Casino
- 3 Fitness World
- 4 Langara Golf Course
- 5 Metro Theatre
- 6 6Pack Indoor Beach
- 7 Badminton Vancouver

Parks

- 1 Ash Park
- 2 Winoma Park
- 3 Oak Park
- 4 Tisdall Park
- 5 Riverview Park
- 6 George Park
- 7 Fraser River Park

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