



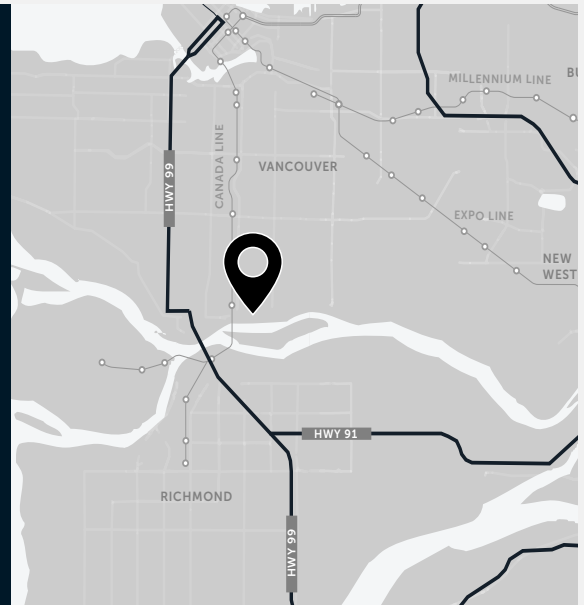
**For
Lease**

**7,185 SF Office/Warehouse
space with dock loading**

**#112 & #113 - 8410 Ontario Street
Vancouver, BC**

LOCATION

The Subject Property is conveniently located in the developing commercial area of South Vancouver just south of Marine Drive and in between Main Street and Cambie Street. The South Vancouver market is a highly sought after area and is home to numerous multi-national and national corporations due to its close proximity to YVR Airport, Downtown Vancouver and quick access to all major highways via Knight Street. The area is well serviced by public transit and offers close proximity to the Canada Line Skytrain.



BUILDING AREA

Ground Floor 5,685 SF

Second Floor 1,500 SF

Total 7,185 SF

*All measurements are approximate and should be verified by tenant.



ASKING LEASE RATE:
\$18.50 PSF



ADDITIONAL RENT:
\$8.25 PSF (2026 est.)



AVAILABILITY:
Immediately



ZONING:
I-2 (Industrial)



PROPERTY HIGHLIGHTS



16' clear
ceiling height



Corner
unit



Two (2) dock
loading doors



Eight (8)
parking stalls



Gas fired
heater



Fully
sprinklered



3-phase
200 amps power

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