JLL SEE A BRIGHTER WAY

For lease

8668 Cambie Street, Vancouver, BC

25,000 SF office/warehouse with dock loading



8668 Cambie Street / **Vancouver**

Opportunity

8668 Cambie Street is a 25,000 SF freestanding industrial facility available for lease in South Vancouver. The property is zoned I-2 (Industrial), which permits a broad range of uses including warehousing, distribution, assembly, manufacturing, wholesale and service operations, with flexibility for ancillary office and showroom space. The property gives a corporate occupier an operational base inside the region's core market, close to its customers, workforce and supply chain.

Property Features

- ✓ Three (3) dock doors
- ✓ 16'5" clear ceiling height
- ✓ Heavy power
- ✓ Fully sprinklered
- ✓ Thirty (30) parking stalls
- ✓ Corporate branding opportunity
- ✓ Gas-fired heaters & radiant heating in warehouse, HVAC in office
- ✓ Air conditioned office space with private offices, boardroom, lunchroom and training area

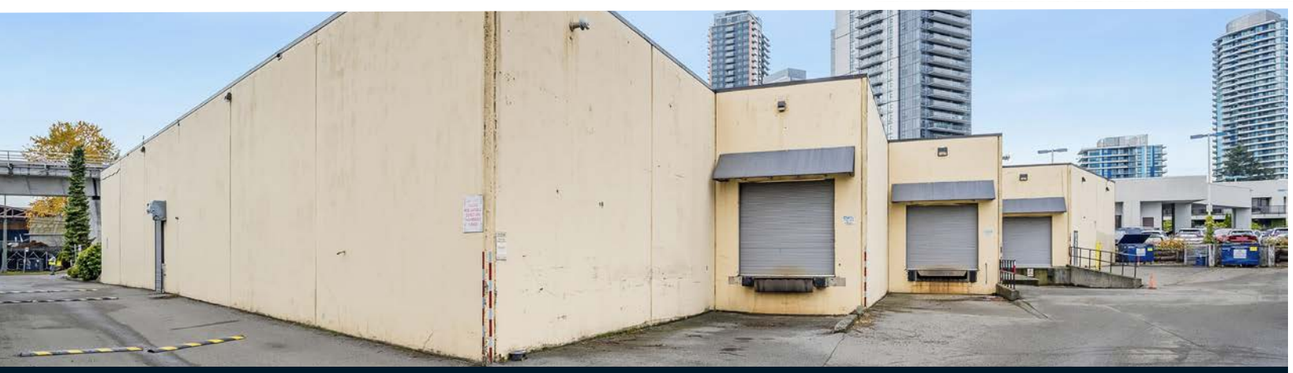






DRIVE TIMES

Downtown Vancouver: 30 mins
YVR Airport: 10 mins
Highway 99: 5 mins
Highway 91: 15 mins
Highway 1: 26 mins



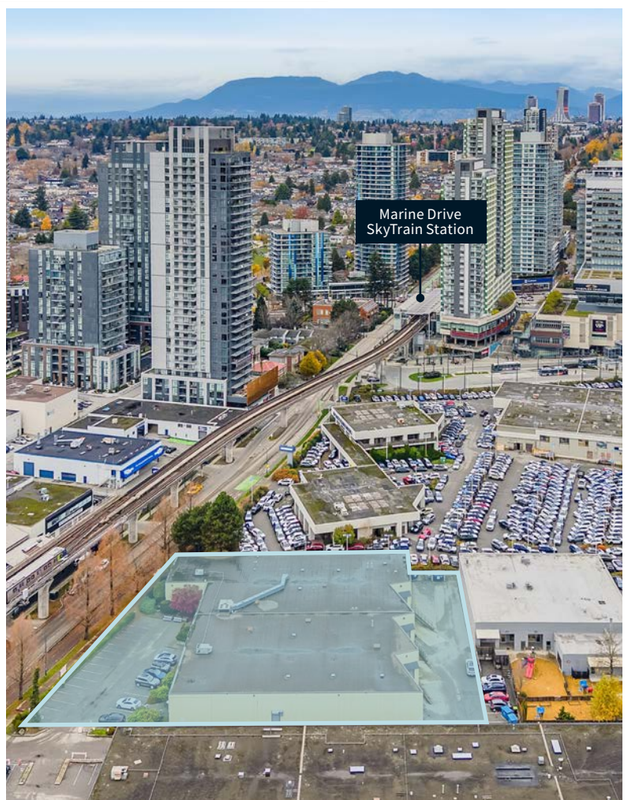
Lease Rate:
$17.95 PSF

Operating Costs & Taxes:
$10.31 PSF (2027 est.)

Building Area:
Warehouse area: 18,400 SF
Office/training area: 6,600 SF
Total: 25,000 SF
Measurements to be verified by the Tenant

Availablility:
April 16, 2027

Zoning:
I-2 Industrial



Location

The property is located on Cambie Street, just south of SW Marine Drive and is adjacent to Marine Drive SkyTrain Station along the Canada Line. The Canada Line provides direct rapid transit to Downtown Vancouver in approximately 20 minutes and to Vancouver International Airport (YVR) in approximately 15 minutes.

By road, the property has access to two of South Vancouver's primary arterials. Cambie Street runs north to downtown, and SW Marine Drive connects east to Burnaby the broader Lower Mainland. The Arthur Laing Bridge provides a direct route to YVR, and the Oak Street Bridge and Highway 99 connect to Richmond, Delta, and the US border.

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