

# FOR LEASE

BRAND NEW STATE-OF-THE-ART FULL BUILDING OPPORTUNITY  
UP TO 19,725 SF

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LEASED**  
FOR 10 YEARS



**8162 ONTARIO STREET**  
**VANCOUVER BC**

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## 8162 ONTARIO STREET

### VANCOUVER, BC

#### PROPERTY DETAILS

##### Opportunity

To lease a brand new full building offering private decks, covered loading area, freight elevator, high ceilings, extensive glazings, and many other state-of-the-art features. Visibility/curb appeal/full branding opportunities available.

##### Location

The property is located on Ontario Street near the intersection of Ontario and Marine Drive in the South Vancouver Industrial Area.

##### Zoning

I-2 (Industrial) ideal for industrial, storage, wholesale, production and some office.

##### Available Areas (Approximate)

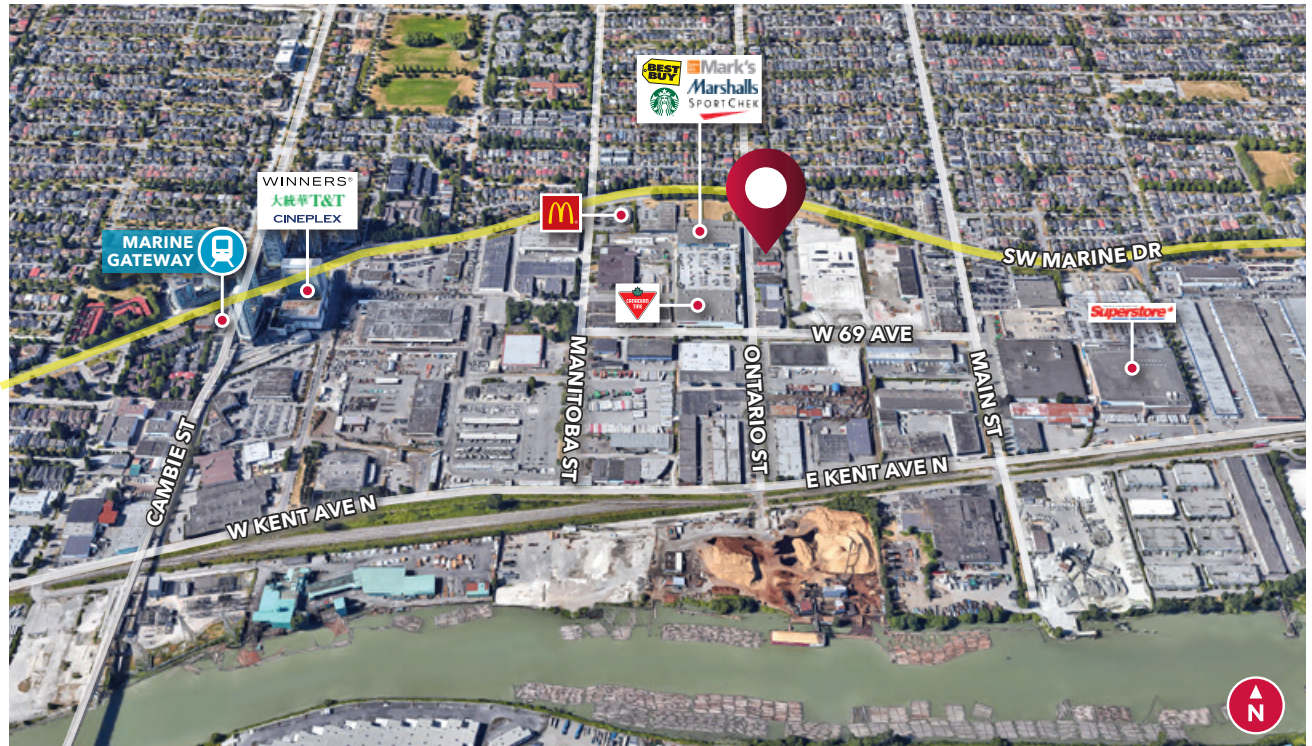
Main level	7,635.3 SF
Upper level	9,950.5 SF
Rooftop amenity	2,139.9 SF
Total	19,725.7 SF

##### Lease Rate & Additional Rent

Contact Listing Realtor

##### Estimated Occupancy

May 1, 2022



#### BUILDING FEATURES

- ▶ Heavy-duty freight elevator built for heavy weight capacity
- ▶ Washrooms throughout
- ▶ Major electrical service
- ▶ Covered dock loading
- ▶ High ceilings
- ▶ Solid concrete building
- ▶ Plumbing throughout
- ▶ HVAC available for distribution throughout
- ▶ Covered walkway

#### AMENITIES

- ▶ Located directly on a bike route
- ▶ Directly across the street from major retailers
- ▶ Marine Gateway SkyTrain station is a 10 minute walk
- ▶ Full branding opportunity
- ▶ Access and egress from street and two alleyways
- ▶ Street parking available
- ▶ Ample on-site parking
- ▶ Generous loading and unloading areas
- ▶ Unencumbered rooftop views
- ▶ Heated rooftop deck

