

**FOR LEASE**

# 8248 BORDEN STREET

Vancouver, BC



**UP TO 61,531 SF FREESTANDING INDUSTRIAL FACILITY ON 1.69 ACRES**



**SEAN UNGEMACH**

Personal Real Estate Corporation  
Executive Vice Chair  
+1 604 640 5823  
sean.ungemach@cushwake.com

**JEFFREY SCHATZ**

Associate Vice President  
+1 604-608-5968  
jeff.schatz@cushwake.com

**LEE BLANCHARD**

Executive Vice President  
+1 604 640 5838  
lee.blanchard@cushwake.com

# Property FEATURES



<b>PROPERTY SIZE</b>		1.69 acres
<b>BUILDING SIZE</b>	Warehouse:	54,571 SF
	Office:	6,960 SF
	Total:	61,531 SF
<b>ZONING</b>	I-2 industrial permitting a wide range of warehousing, manufacturing, service and wholesaling uses	
<b>LOADING</b>	Numerous dock and grade loading positions	
<b>CEILING HEIGHT</b>	21' 7" to bottom of truss	
<b>POWER</b>	3-phase, 600-amps	
<b>COLUMN SPACING</b>	40' X 20'	
<b>SPRINKLERS</b>	Yes	
<b>HVAC</b>	In the office areas	
<b>BASE RENT</b>	\$14.00 PSF	
<b>ADDITIONAL RENT</b>	\$5.27 PSF	
<b>AVAILABILITY</b>	February 1, 2026 (potential for sooner occupancy, contact listing agents to discuss)	

## Opportunity

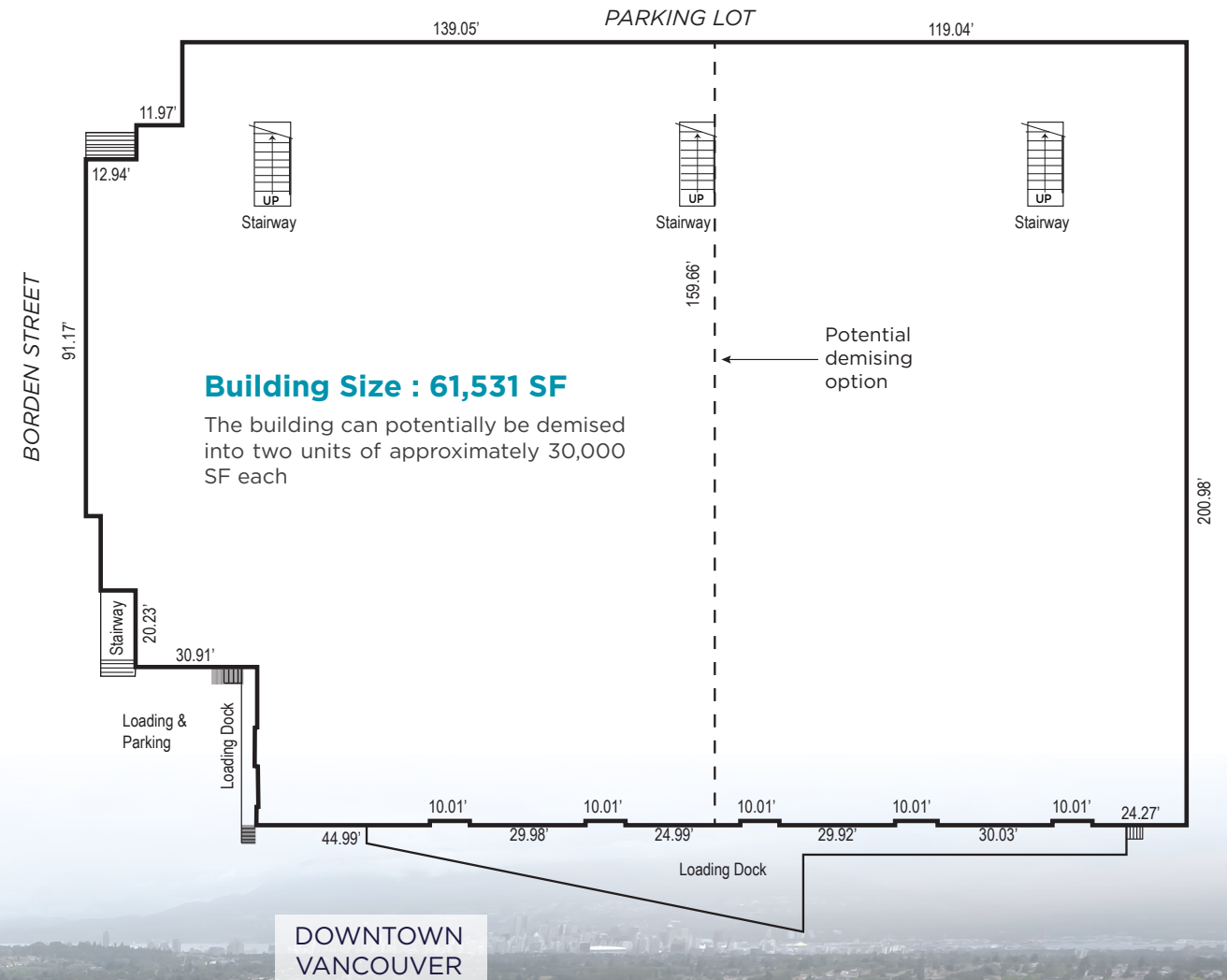
To lease a 61,531 SF freestanding industrial facility in the heart of South Vancouver's commercial district. Facilities of this size are rarely available in Vancouver's industrial market. With 600-amp, 3-phase power, the property is well-suited for a range of manufacturing operations. The 21'7" clear ceiling height, combination of dock and grade loading, and strategic location make it an ideal fit for distribution and logistics users.



# Property LOCATION

The subject property is ideally located in South Vancouver offering unbeatable access to Downtown Vancouver, the YVR airport, Richmond via the Knight Street bridge, and Burnaby at SE Marine Drive. Positioned just one block east of the Knight Street bridge, on the corner of Borden Street and East Kent Avenue, the property benefits from nearby amenities, a strong labour pool and convenient public transit service.

## SITE PLAN



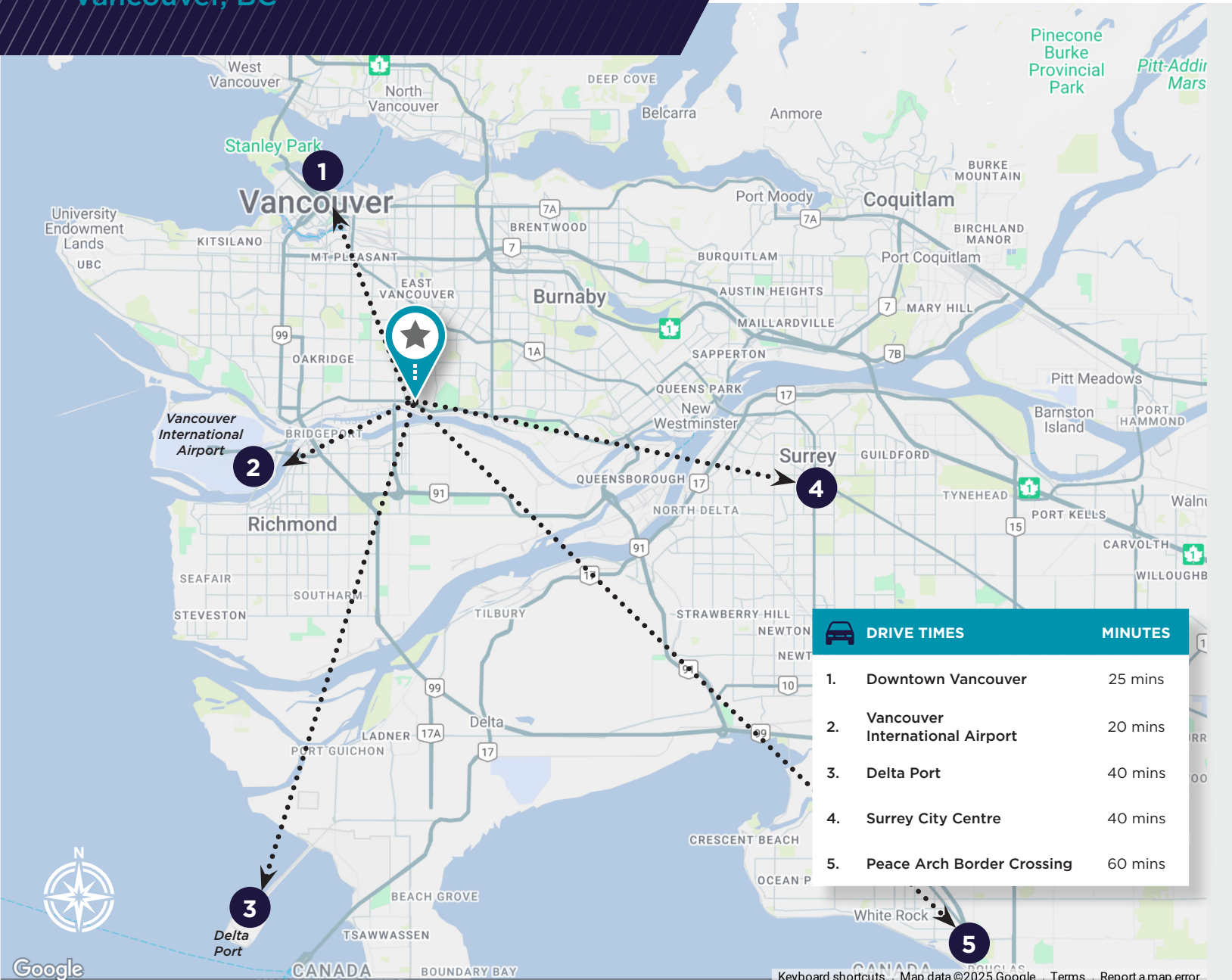
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700 West Georgia Street, Suite 1200 / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

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