

# For Lease

## Unit 100

# 8233 Sherbrooke Street

Vancouver, BC

5,278 SF modern end-cap industrial unit with covered loading, covered parking, and functional office mezzanine in South Vancouver

**CBRE**

# Opportunity

Developed and professionally managed by Shato Holdings Ltd., **8233 Sherbrooke Street** is a three storey industrial development in South Vancouver, located just south of SE Marine Drive. The property is situated within the transforming South Vancouver commercial neighbourhood in close proximity to the award-winning Marine Gateway development, Vancouver International Airport, and Knight Street bridge.

Unit 100 is an end-cap industrial unit that offers 5,278 SF of ground-floor space with metal panel design, 20' ceilings, and grade loading in one of Vancouver's most sought-after industrial hubs.

## Space Features



### Construction

Cast-in-place concrete and structural steel



### Loading Door

One (10' x 12') grade loading door



### Ceiling Height

20' clear



### Floor Load

300 lbs PSF floor load capacity



### Sprinkler System

Fully sprinklered



### Electrical Service

400 amp, 3-phase electrical panel



### Heating

Gas-fired unit heaters



### End-Of-Trip Facility

Secured bicycle storage



### Parking

5 parking stalls including 3 covered stalls



### Security

Fob entry system in common areas



Unit 100-8233 Sherbrooke Street | Vancouver BC

## Property Details

Unit Size

**5,278 SF**

Availability

**Immediate**

Asking Lease Rate

**\$20.00 PSF**

Additional Rent

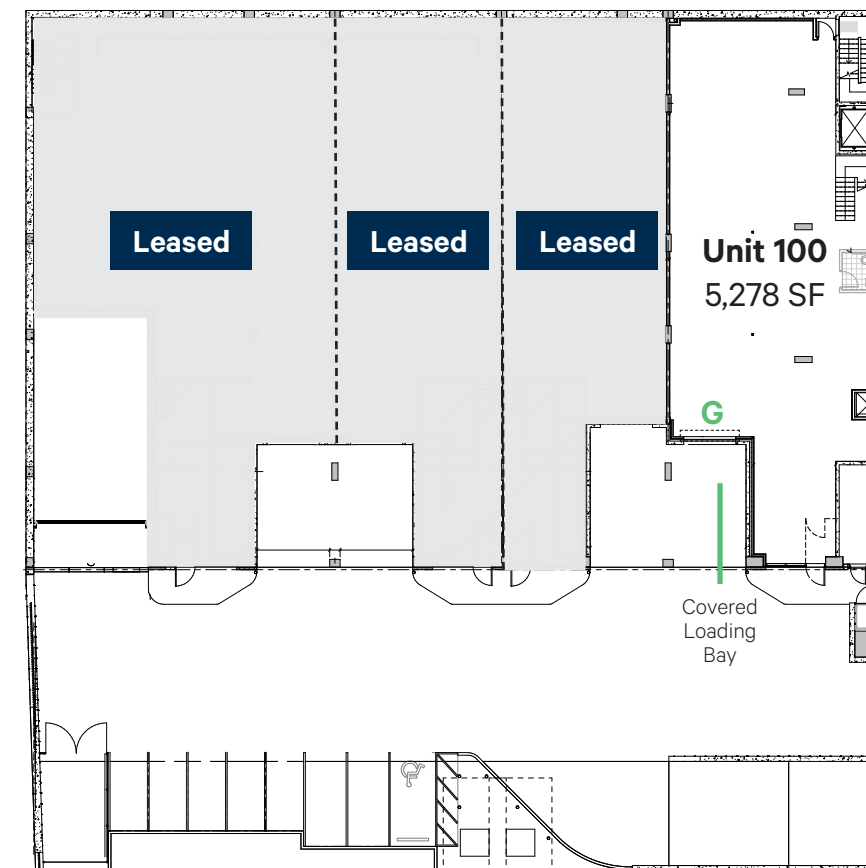
**\$7.50 PSF (2025 est.)**

Zoning

**I-2 (General Industrial)**



## Floor Plan



### Unit 100

Mezzanine	1,618 SF
Warehouse	3,660 SF
<b>Total</b>	<b>5,278 SF</b>

**G** = Grade Door

Plan not to scale.

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## Neighbours in the Area

- 1** White Spot
- 2** Lee Valley
- 3** U-Haul
- 4** Whites Ironwood Studio
- 5** Purdys Chocolatier
- 6** Loblaw DC

## Amenities in the Area

- 1** Petro-Canada
- 2** Tim Hortons
- 3** Real Canadian Superstore
- 4** Triple O's
- 5** Best Buy
- 6** Canadian Tire

## Drive Times

Richmond	2 mins
Knight Street Bridge	2 mins
Marine Gateway	4 mins
YVR Airport	8 mins
Oak Street Bridge	8 mins
Burnaby	8 mins
Oakridge Park	8 mins
Downtown Vancouver	15 mins



## Contact

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