



Colliers



FOR LEASE

8680 Cambie Street
Vancouver, BC

68,753 SF Freestanding Facility
with Heavy Power

Available Q4 2026

A coveted South Vancouver
leasing opportunity



Zoned and configured for a multitude of uses



Unparalleled access to Greater Vancouver
and major transport links



Dock & grade loading



Opportunity to lease a functional and ideally situated facility, available for a longer term lease. The property is zoned I-2 (Industrial Zoning) allowing for a wide range of uses, including manufacturing, warehousing, wholesaling, distribution, assembly, food and office related functions. The property is bordered by Cambie & Yukon within South Vancouver’s industrial hub. The area is home to numerous multi-national and national corporations, due to proximity to Vancouver International Airport (YVR), Richmond, public transit and main highways.

Building Breakdown

Main Floor Office	6,070 SF
Change Rooms & Lunchroom	3,395 SF
Storage Mezzanine	3,395 SF
Warehouse	55,893 SF
TOTAL	68,753 SF

Zoning

I-2 Zoning

Loading

Two (2) grade doors
Four (4) dock doors

Ceiling Height

Up to 15’ clear

Power

2,500 amps @ 600 volts

Available

Q4 2026

Other Features

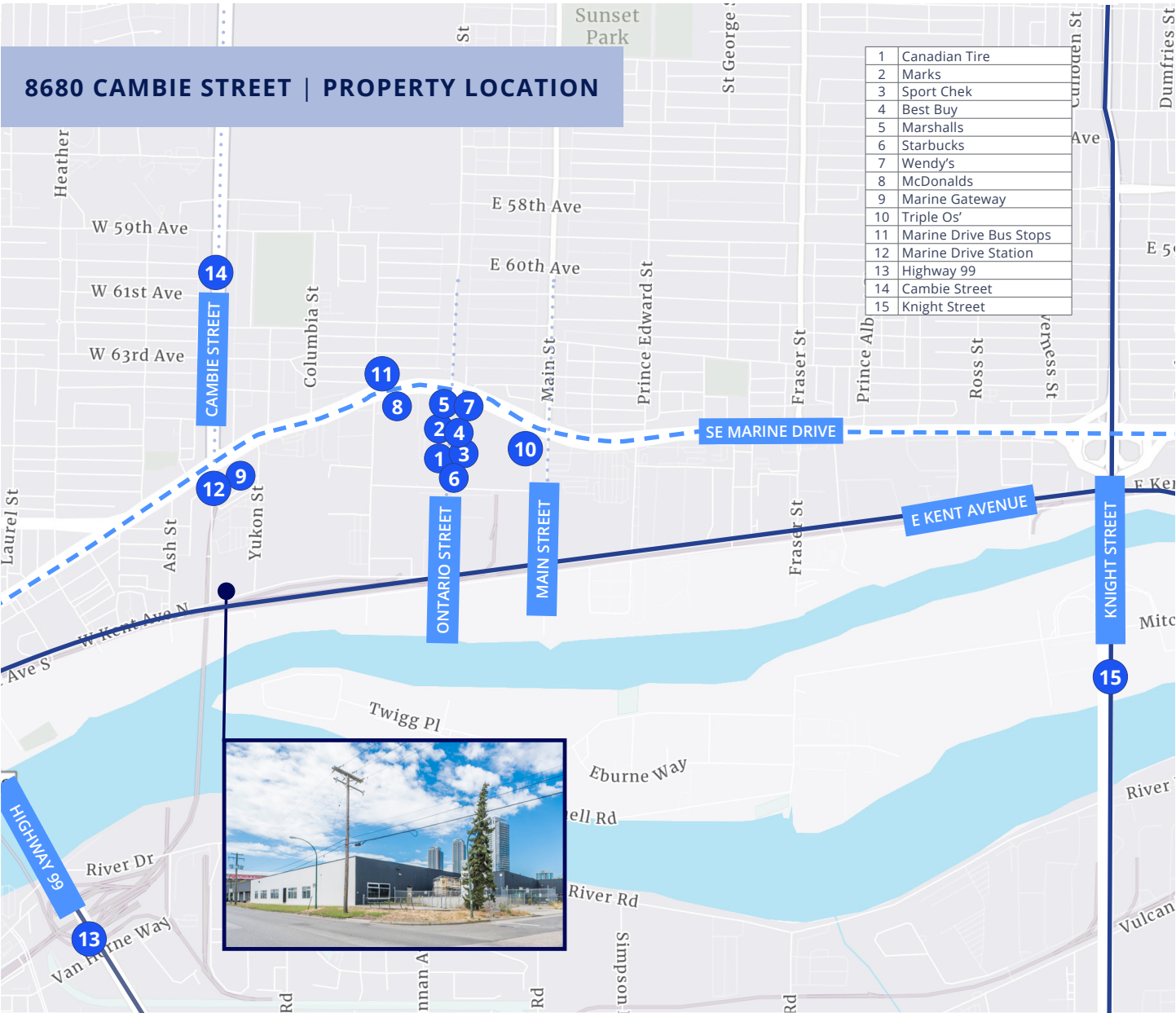
- Up to sixty (60) reserved stalls
- Overhead gas fired unit heaters
- HVAC in office area
- Fully sprinklered
- Immediate access to Cambie street & SE Marine drive
- 4 minute walk away from Marine Subway Station providing quick access to the Canada Line
- Accessibility also provided by numerous bus services
- Quick access to Downtown Vancouver, Richmond and YVR

ASKING RATE

Please contact listing agents

ADDITIONAL RENT (2026)

\$6.89/SF
excluding utilities and management fee



8680 Cambie Street is strategically located in the center of South Vancouver. Bordered by Cambie Street to the west, Marine Drive to the north, Main Street to the east and Kent Avenue to the south, this high exposure opportunity is a rare availability in a desirable, arterial location in the future-forward urban industrial core.

NEIGHBOURING BUSINESSES

- Canadian Tire
- Marks
- Sport Chek
- Best Buy
- Marshalls

LOCAL AMENITIES

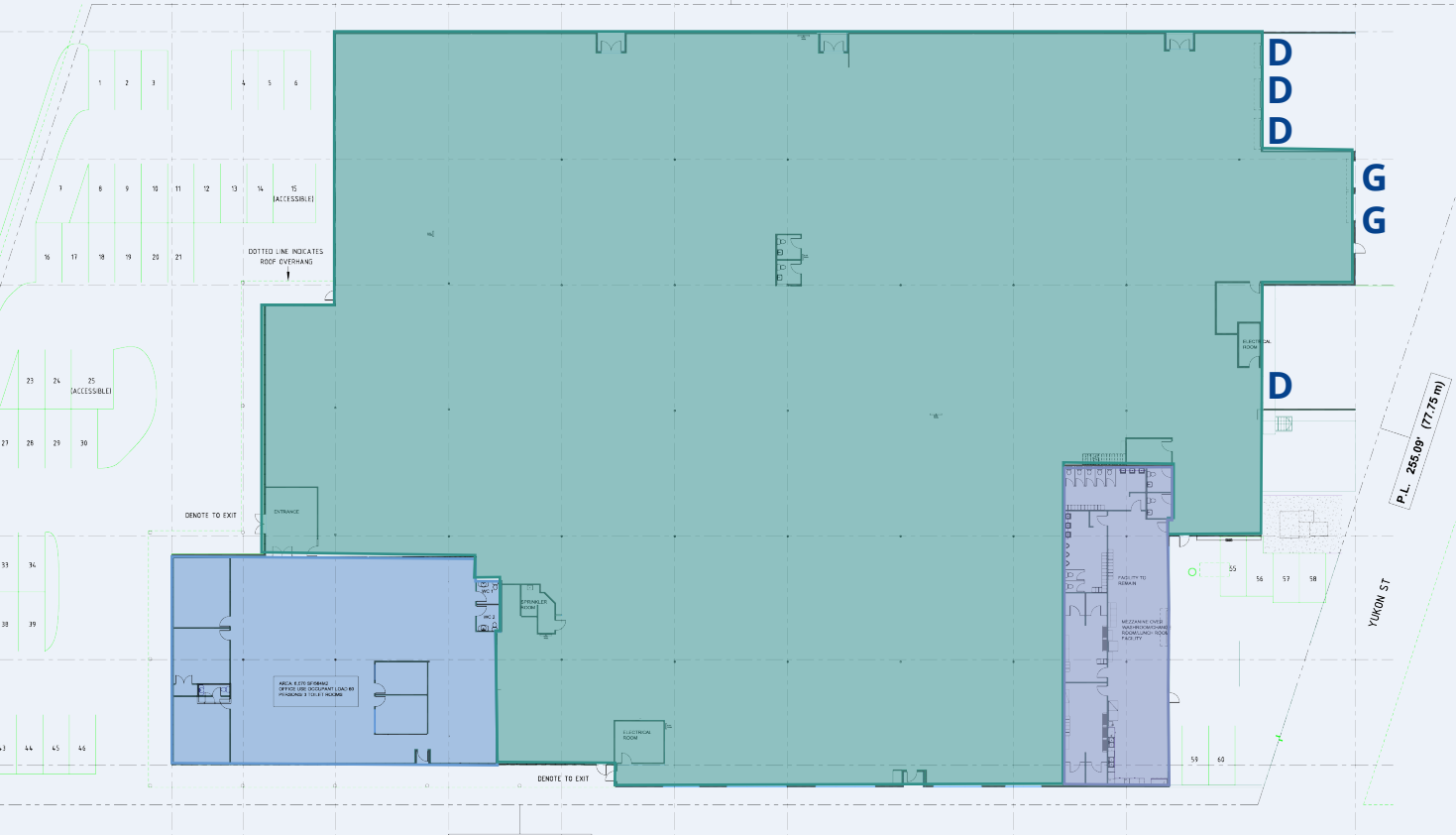
- Starbucks
- Wendy's
- McDonalds
- Marine Gateway
- Triple O's

ACCESS TO TRANSPORT

- Marine Drive Bus Stops
- Marine Drive Station
- Highway 99
- Cambie Street
- Knight Street

Building Breakdown

- D Dock Loading Door
- G Grade Loading Door



- WAREHOUSE
- MAIN FLOOR OFFICE
- CHANGE ROOMS & LUNCHROOM

Building Photos





The Offer Process

To receive detailed information about the property, and/or to arrange a viewing please, contact the agents below.

Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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