

FOR LEASE

8248-8276 BORDEN STREET

VANCOUVER, BC



PROSPERO
INTERNATIONAL REALTY INC.

Jeff Nightingale
jnightingale@prospero.ca
604-669-7733 x 228

Daniel Shih
dshih@prospero.ca
604-669-7733 x 242

South Vancouver Industrial Warehouse



This is one of the largest and most sought-after industrial spaces currently available in the city.

Don't miss this rare opportunity to lease a 61,000 sf freestanding industrial facility in the prime location of South Vancouver! With a newly renovated office, as well as convenient dock and grade loading, this facility is perfectly equipped to meet all your business needs.

The premise can be further demised into two smaller warehouses each consisting of 30,000 sf of industrial space.

Civic Address:

8248 - 8276 Borden Street, Vancouver

Site Size:

1.69 Acres

Building Area:

61,531 sf

Warehouse 55,531 sf & Office (mezzanine) 6,000 sf

Loading:

Four (4) grade level loading doors

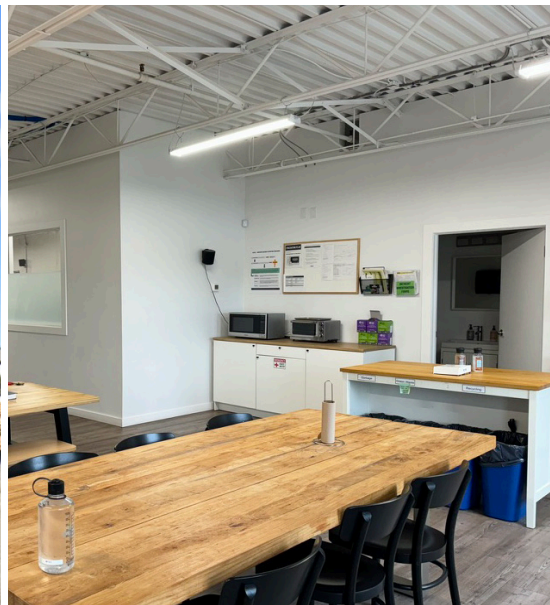
Two (2) dock level loading doors

Basic Rent:

Starting at \$14.75/sf

Location

Located on the corner of Borden Street and East Kent Avenue, just one block East of the Knight Street Bridge and a 1/2 block South of S.E. Marine Drive.



Prime Location



The subject property is ideally situated in the vibrant commercial hub of South Vancouver, right on the edge of the Fraser River.

This highly desirable location offers unbeatable access to YVR Airport, Downtown Vancouver, and Richmond, with seamless connections to all major highways via Knight Street. The area is also excellently served by public transit, including easy access to the Canada Line SkyTrain, putting Downtown Vancouver and Richmond just moments away. It's the perfect spot for businesses looking to capitalize on prime connectivity and location!

The site is zoned I-2 which allows a wide range of warehousing, wholesaling and vehicle parking.

Jeff Nightingale | Leasing Agent | Prospero
jnightingale@prospero.ca | 604-669-7733 x228

Daniel Shih | Leasing Agent | Prospero
dshih@prospero.ca | 604-669-7733 x242