

#125 - 8370 ONTARIO STREET

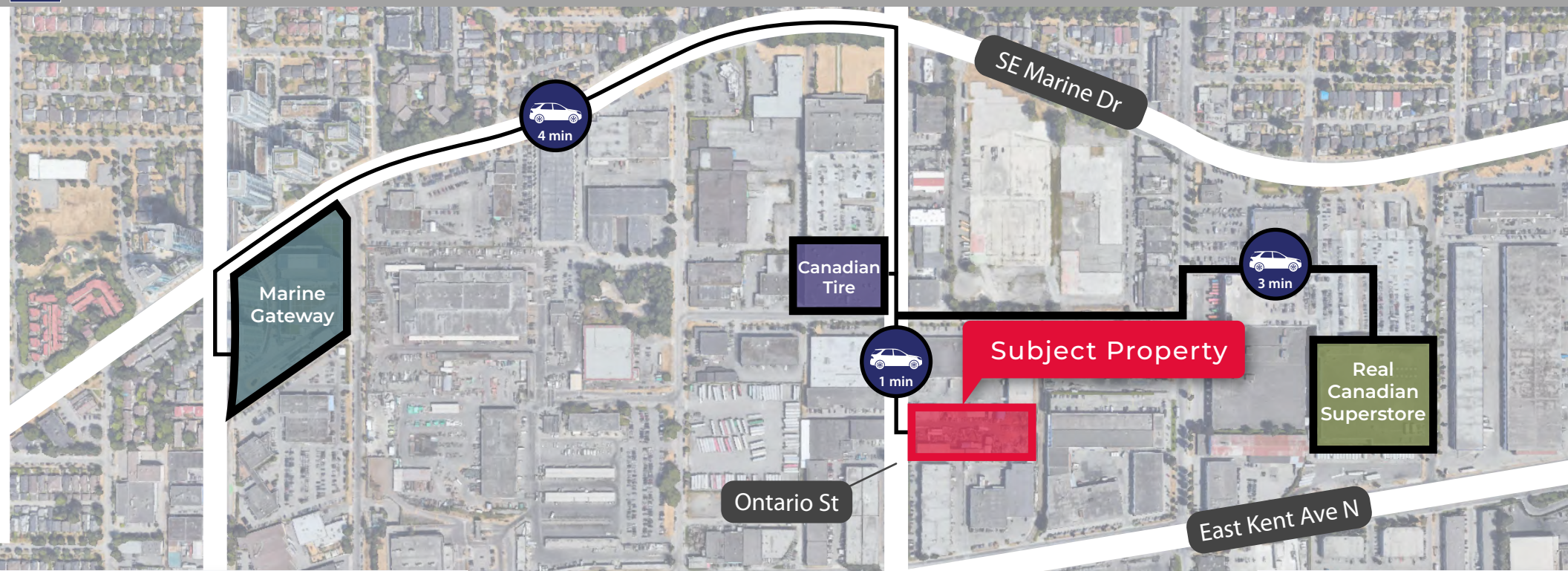
VANCOUVER, BC



FOR LEASE
Brand-New Industrial Unit

IPG **ICONIC PROPERTIES GROUP**

RE/MAX COMMERCIAL ADVANTAGE



OPPORTUNITY

Iconic Properties Group is pleased to present the rare opportunity to lease #125 - 8370 Ontario St Vancouver - a brand-new industrial unit built by PC Urban. This unit spans around 2,630 sqft, encompassing 1,820 sqft on the main level for warehouse operations and an additional 810 sqft on the second floor.

This property is in an I-2 Industrial Zone, which accommodates a variety of potential uses, and it features 1 grade loading door, a 26 ft ceiling height in the warehouse, and a robust power supply of 200 amp 3 phase.

For more information and inquiries, please contact the Listing Agent to not miss out on this exceptional investment opportunity!

DETAILS

CIVIC ADDRESS	#125 - 8370 Ontario St, Vancouver, BC
NEIGHBOURHOOD	South Marine
ZONING	I-2 Industrial
YEAR BUILT	2023
BUILDING SIZE	2,630 sqft
CEILING HEIGHT	26 ft
LOADING TYPE	1 Grade Loading
LEASE RATE	Base Rent: \$26 Additional Rent: \$7.75

1ST FLOOR UNIT PHOTOS

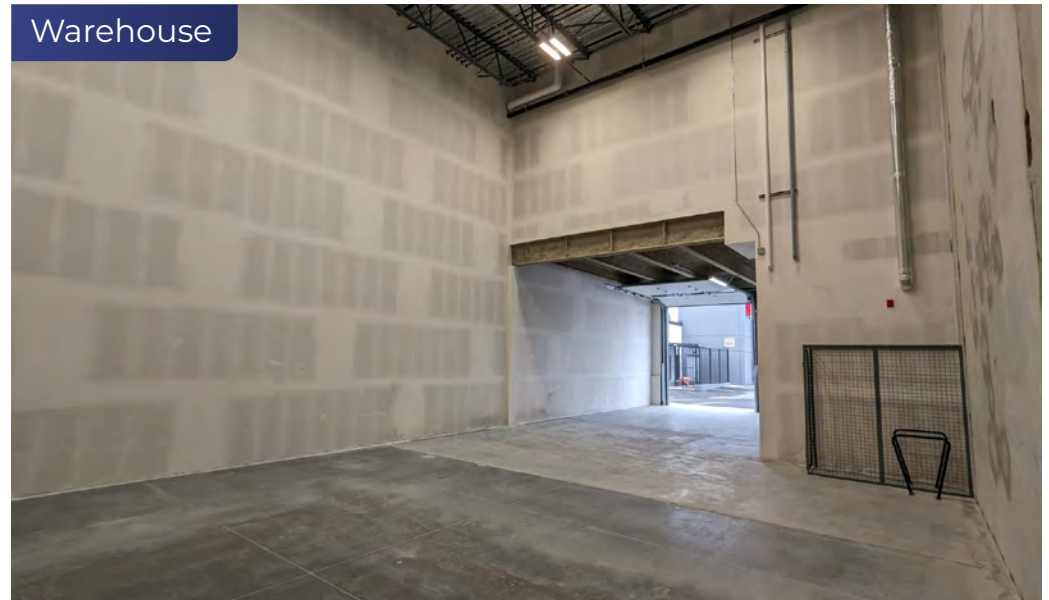
Exterior



Loading Door Entrance



Warehouse



2ND FLOOR UNIT PHOTOS

West View



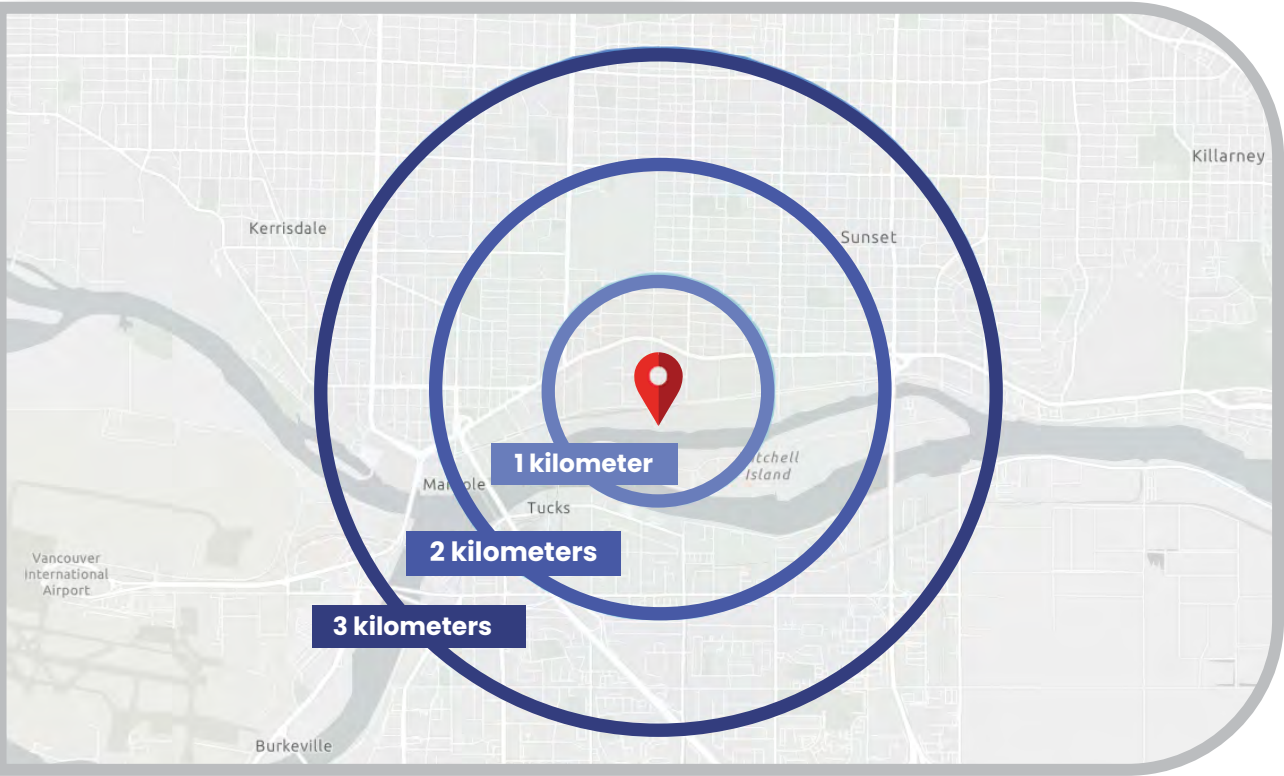
North West View



North East View



DEMOGRAPHICS



Distance	1 km	2 km	3 km
Population (2023)	7,629	42,716	104,549
Population (2025)	8,978	49,261	117,216
Projected Annual Growth (2023 - 2025)	17.68%	15.32%	12.11%
Median Age	37.7	39.4	40.1
Average Household Income (2023)	\$101,365.50	\$106,303.88	\$112,697.35
Average Persons Per Household	2.6	2.8	2.8

LOCATION

Vancouver is renowned globally for its stunning views, temperate climate, and diverse community, making it a top choice for residents seeking an exceptional quality of life.

The Subject Property enjoys a prime position to the south of Marine Drive, nestled between Main Street and Cambie Street in South Vancouver. With a mere 12-minute stroll, you'll reach the Marine Gateway Skytrain Station, while also benefiting from close proximity to a variety of shops, restaurants, and essential amenities.

Its central location further grants swift access to Burnaby, Surrey, Richmond, and neighboring municipalities through the efficient connections of the Knight Bridge, Hwy 99, and Arthur Laing Bridge.



66,954
VEHICLES PER DAY
Route 99, at the south end of the Oak Street Bridge, Richmond

NEARBY AMENITIES



FOOD & DRINK

- 1 A&W Canada
- 2 Starbucks
- 3 Pink Elephant Thai Starbucks
- 4 McDonald's
- 5 Wendy's
- 6 Triple O's
- 7 Hi Five Chicken

SHOPS & SERVICES

- 1 Marine Gateway Shopping Mall
- 2 T&T Supermarket
- 3 Sleep Country Canada
- 4 Canadian Tire
- 5 Best Buy
- 6 Marshalls
- 7 Real Canadian Superstore

PARKS & RECREATION

- 1 Fitness World
- 2 Winona Park
- 3 Langara Golf Course

EDUCATION

- 1 Ecole des Colibris
- 2 Sir Winston Churchill Secondary School
- 3 Langara College

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NOTHING BUT ICONIC

**Personal Real Estate Corporation*

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