

8324 FRASER STREET, VANCOUVER
FREESTANDING WAREHOUSE/OFFICE IN SOUTH VANCOUVER

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

NATHAN ARMOUR
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Freestanding Warehouse/Office

8324 Fraser Street, Vancouver

Exceptional opportunity to lease approximately 39,882 square feet of space within an I-2 zoned warehouse and office building situated in the heart of South Vancouver. This well-positioned property is located on the corner of Fraser Street and East Kent Avenue N, providing excellent visibility to the high vehicle traffic and convenient access to all major highways via. Knight Street.

The property is a two-story structure, with the ground level encompassing a range of features. This includes separate men's and women's restrooms, a fully-equipped kitchen, nine dock-level loading

doors, custom-built private offices, and 18 ft. clear ceiling heights with ample storage and production space. To the rear of the property, there is abundant parking available, along with loading and maneuverability areas, making it an ideal choice for business owners who require distribution, shipping, and receiving capabilities. The upper floor of the building is dedicated to office space. This offering presents an exceptional opportunity for businesses seeking a well-equipped, strategically located, and spacious facility that caters to a wide range of operational needs.



SE MARINE DR

FRASER ST

CHESTER ST



LOT SIZE

+/- 147,835 SQFT

SIZE BREAKDOWN

Building: +/- 39,882 SQFT

Yard: +/- 107,953 SQFT

PARKING

Ample

ZONING

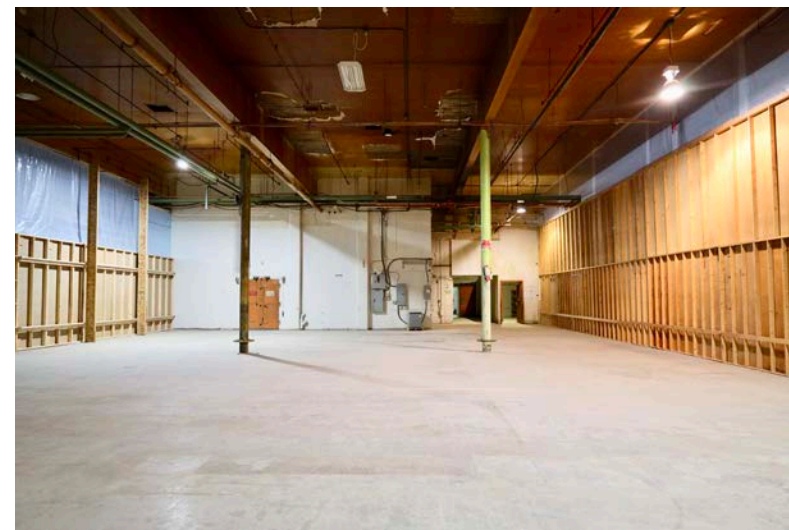
I-2

BASIC RENT

\$25.00/FT

ADDITIONAL RENT

\$7.89/FT

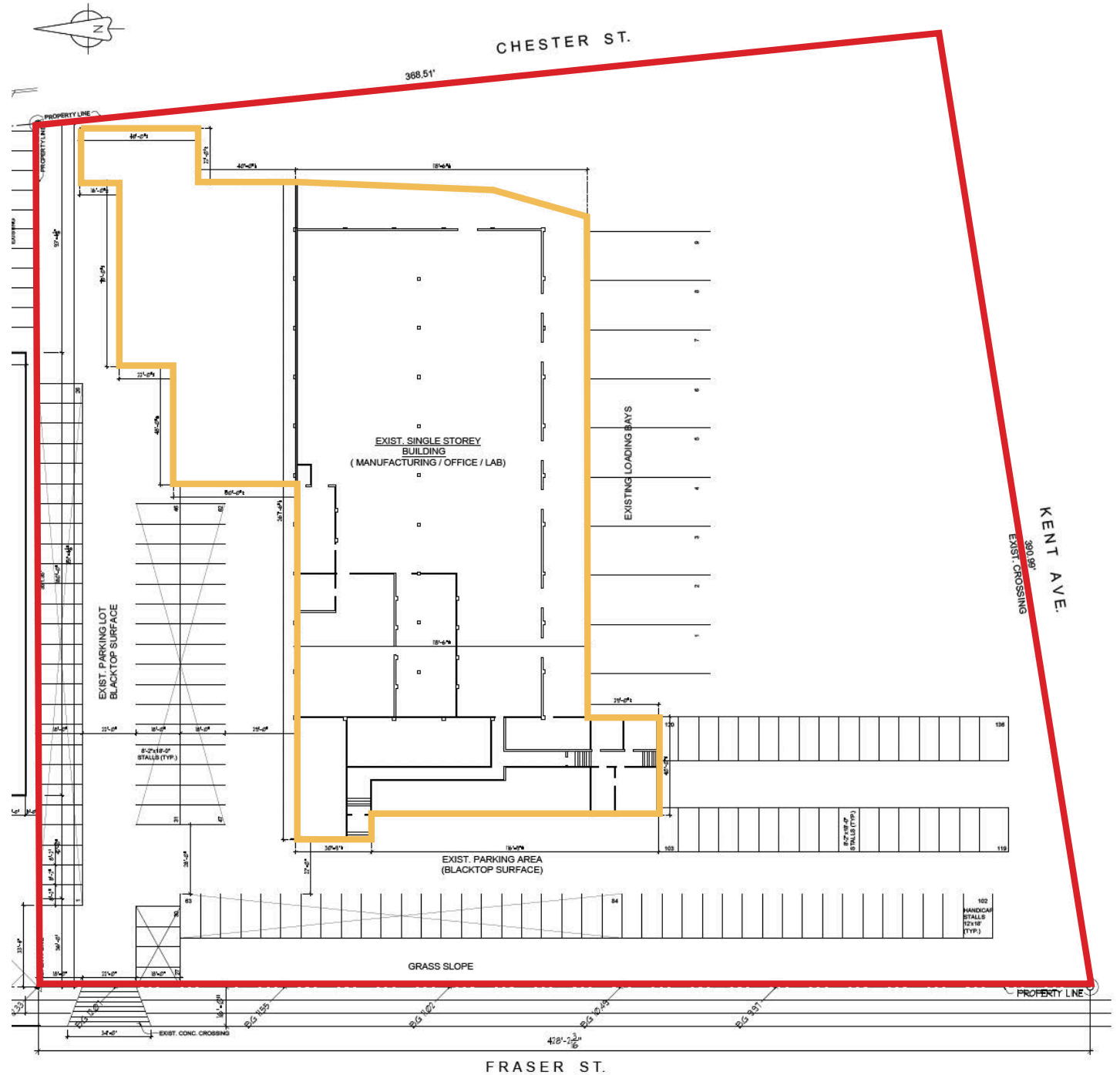


Floorplan

8324 Fraser Street, Vancouver

YARD
± 107,953 SQFT

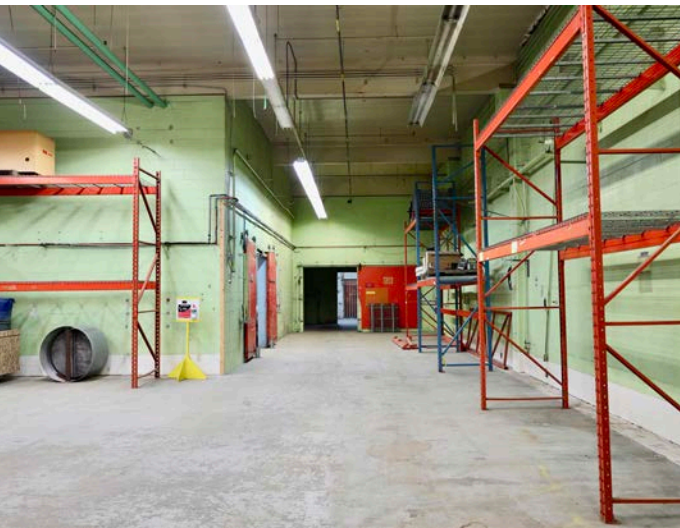
BUILDING
± 39,882 SQFT



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

Property Highlights

- + High visibility and wide exposure onto Fraser Street and East Kent Avenue N with signage opportunities
- + Freestanding warehouse with yard space
- + Spacious production areas with 18' ceiling height
- + Nine dock-level loading
- + Ten private offices
- + 400 amp 3-Phase Electrical Service
- + Central Location with excellent transit accessibility



FOR MORE INFORMATION CONTACT

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Location

South Vancouver showcases a diverse array of locally-owned businesses, retail establishments, and notable shopping districts such as Fraser Street and Victoria Drive.

Located in the commercial area of South Vancouver, the location benefits from its close proximity to Fraser Street and SE Marine Drive. The prime location provides easy access to key destinations such as the YVR Airport, Downtown Vancouver, Richmond, and all major highways via Knight Street. The area is strategically located with excellent accessibility to public transportation options, including bus routes and the Skytrain's Canada Line.