

FOR SALE || LIGHT INDUSTRIAL STRATA
UNITS FROM 2,963.8 - 8,756.80 SF

Q2 2026 OCCUPANCY



8290 ROSS STREET
VANCOUVER, BC



 CUSHMAN &
WAKEFIELD

THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to introduce an exciting opportunity to acquire, on an assignment basis, up to 8,756.80 SF in South Vancouver’s newest industrial strata development, HQ. This unique offering will be delivered with vacant possession and boasts generous ceiling heights, convenient grade loading access, secured underground parking/storage and an outstanding location with easy access to the Lower Mainland via major highways and arterial roads.

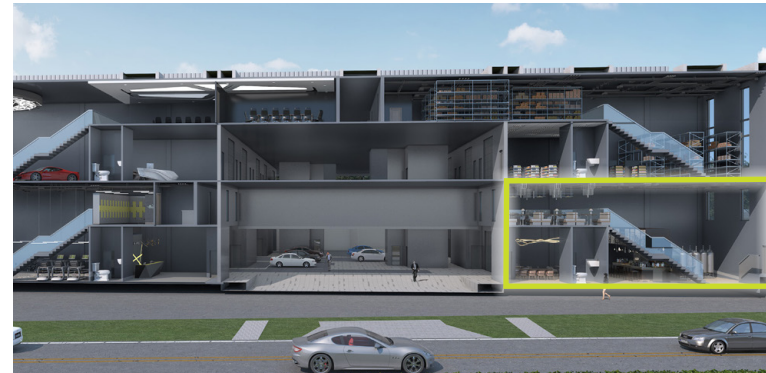
PROPERTY HIGHLIGHTS

- New state-of-the art industrial strata development in South Vancouver
- High 24’ ceiling heights
- Grade level loading
- Two (2) parking stalls included with each purchased unit
- Common rooftop amenity deck with outdoor kitchen, BBQ, and lounge areas
- End-of-trip facilities

AVAILABLE UNITS

STRATA LOT	MAIN FLOOR	MEZZANINE	TOTAL SIZE
Strata Lot 9 (Unit 112)	1,586.2 SF	1,398.6 SF	2,984.8 SF
Strata Lot 10 (Unit 110)	1,586.2 SF	1,377.6 SF	2,963.8 SF
Strata Lot 11 (Unit 108)	1,586.2 SF	1,222.0 SF	2,808.2 SF
TOTAL			8,756.80 SF

*Units can be sold individually or together



ZONING I2 // LIGHT INDUSTRIAL

I-2 zoning allows a combination of light industrial and commercial uses including:

- Warehouse/Cold Storage
- Wholesale (Class A)
- Manufacturing
- Laboratories
- Daycare
- Sales, Rentals & Repairs
- Vehicle Dealership
- Trade School

**Please contact listing agents for full zoning details*



UNIT FEATURES



PARKING

2 PARKING STALLS WITH EVERY UNIT
*POTENTIAL TO PURCHASE ADDITIONAL STALLS FROM DEVELOPER



POWER

600 VOLT, 100 AMP PER UNIT



LOADING

ONE GRADE LEVEL LOADING PER UNIT



CONSTRUCTION

STRUCTURAL STEEL CONSTRUCTION



CEILING HEIGHT

14' CEILING CLEAR HEIGHTS - WAREHOUSE
9' CEILING CLEAR HEIGHTS - MEZZANINE
24' CEILING CLEAR DOUBLE HEIGHTS WAREHOUSE



ELEVATOR

DIRECT ACCESS TO MEZZANINE



WASHROOM

FULLY FINISHED
ACCESSIBLE WASHROOM



FLOOR LOAD

HEAVY FLOOR LOAD CAPACITY:
350 LBS/SF MAIN FLOOR



SPRINKLERS

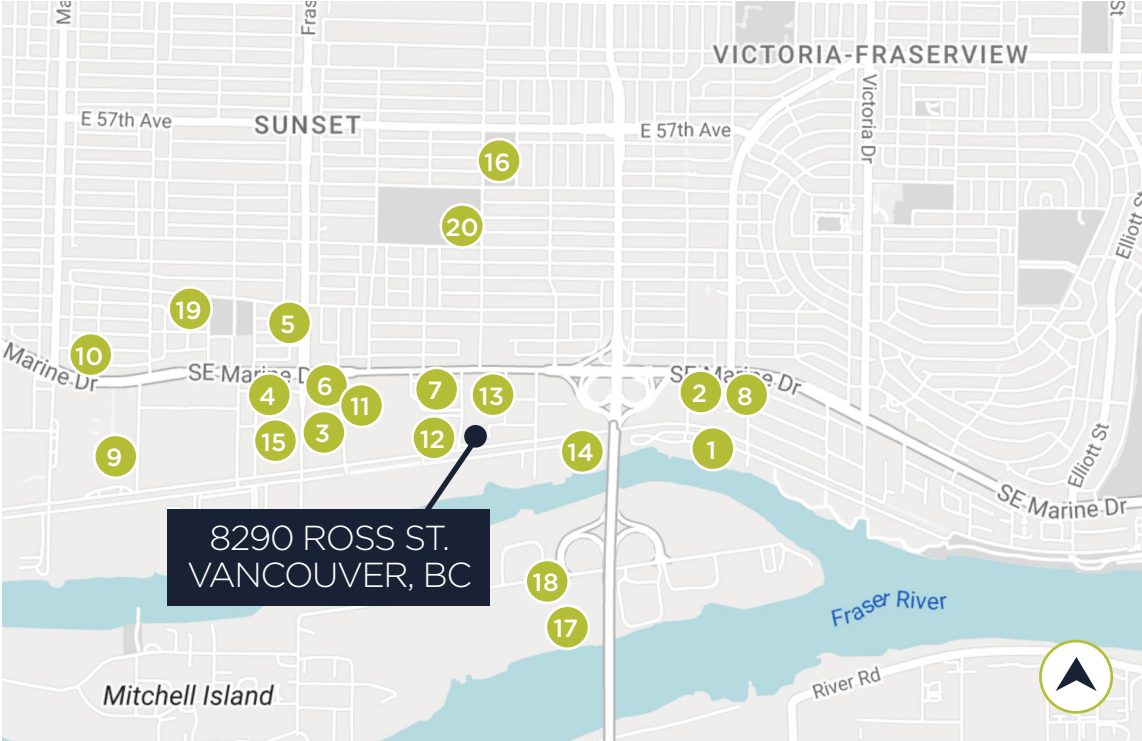
FULLY SPRINKLERED
FOR BASE BUILDING

AMENITIES

- Common rooftop amenity deck with an outdoor kitchen, BBQ, and lounge areas
- End-of-trip facilities
- Secured parkade



THE LOCATION



RESTAURANT

- 1. Northern Cafe
- 2. Flamingo Chinese Restaurant
- 3. Dosa Corner
- 4. Subway
- 5. Tandoori Raj Restaurant

SHOPPING & SERVICES

- 6. 1010Tires.com
- 7. U-Haul Moving & Storage
- 8. Fabricland
- 9. Real Canadian Superstore
- 10. Marks Marine Pharmacy

BUSINESS & OFFICE

- 11. Purdy's Chocolatier Office
- 12. SUBWAY Office
- 13. White Spot Ltd. Office
- 14. Skretting Head Office
- 15. Intria Corporate Office

RECREATION

- 16. Ross Park
- 17. 6Pack Indoor Beach
- 18. Badminton Vancouver
- 19. George Park
- 20. Moberly Park Tennis Courts

8290 ROSS ST. VANCOUVER, BC

Located along one of East Vancouver's primary transit routes, HQ is one of the most accessible industrial developments in the area. It's convenient location provides easy access to the Lower Mainland via major highways and arterial roads.

TRAVEL TIMES

- **1-MIN** to SE Marine Dr & Knight St
- **7-MIN** to Westminster Hwy & HWY 91
- **13-MIN** to HWY 99
- **23-MIN** to Downtown Vancouver
- **25-MIN** to HWY 1

CONTACT INFORMATION

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