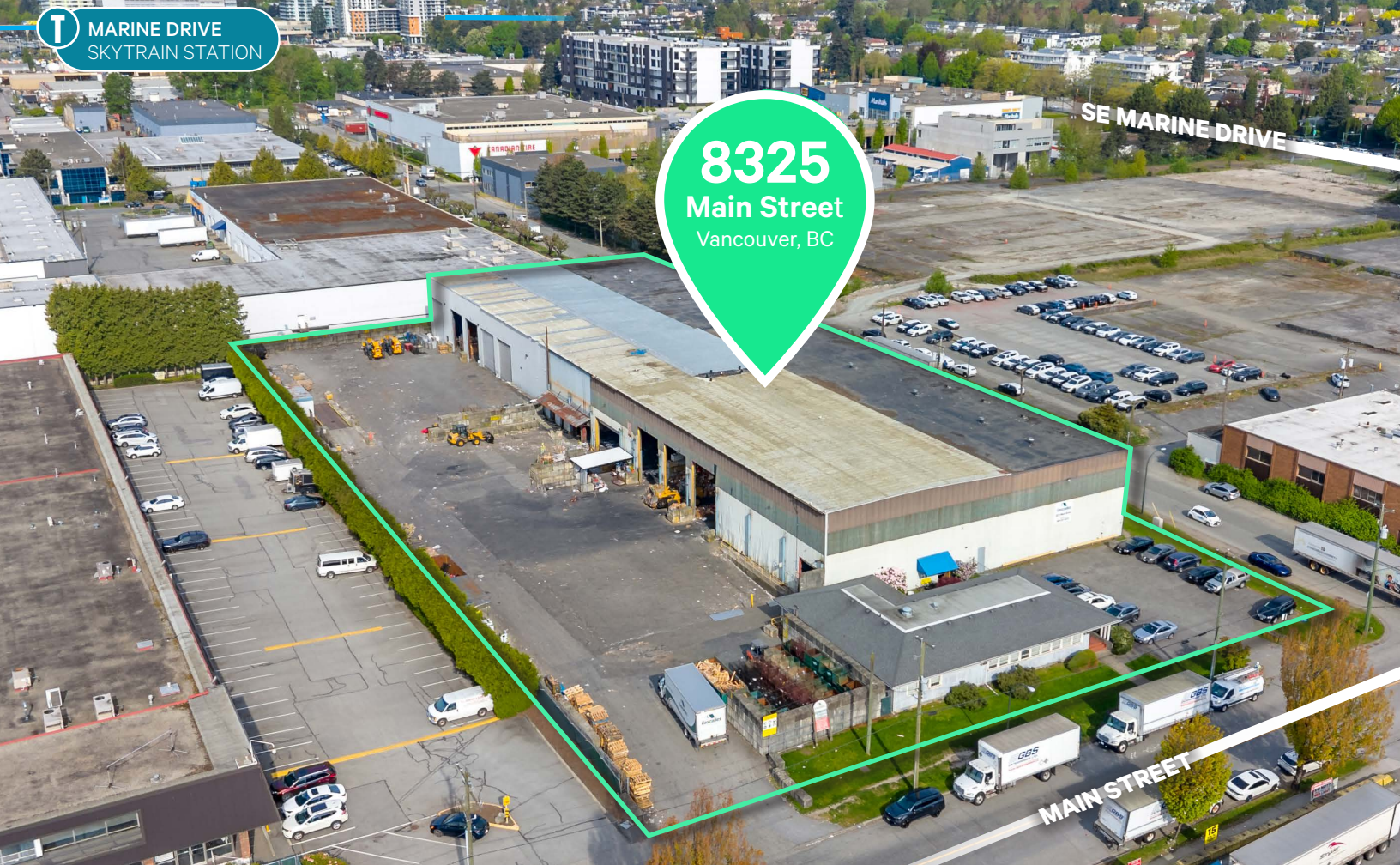


For Sale

MARINE gateway
ON THE CANADA LINE

T MARINE DRIVE
SKYTRAIN STATION

8325
Main Street
Vancouver, BC



56,845 SF Freestanding Industrial Facility on 2.79 Acres
Centrally Located in South Vancouver Near Marine Gateway

8325 Main Street

Vancouver, BC

Prime Owner-Occupier or
Development/Investment Opportunity

CBRE

Opportunity

Exceptionally Well-Located Owner-Occupier Site with Access to Canada Line Skytrain

8325 Main Street offers the rare opportunity to acquire a prime site nestled within South Vancouver's evolving commercial hub. The subject property features a freestanding single-storey warehouse and office building totaling 56,845 SF, featuring efficient dock and grade loading, along with excess yard area for outdoor storage.

The site offers strong appeal to both owner-occupiers and developers seeking a strategically-positioned, transit-oriented location within the City of Vancouver with excellent access to primary transportation corridors and transit infrastructure.

Property Highlights



Excellent connectivity to major traffic arteries providing direct access to:

- + Downtown Vancouver
- + Vancouver Int'l Airport
- + Marine Drive
- + Cambie Street
- + Knight Street
- + Oak Street Bridge/Highway 99
- + Arthur Laing Bridge



Redevelopment potential + 3.0 FSR (up to 364,090 SF of potential buildable area)



Proximity to rapid and public transit as well as Marine Gateway



Property Details

Address

8325 Main Street, Vancouver

Site Size

2.79 Acres (121,630 SF)

Site Dimensions

496' x 251' (approx.)

Legal Description

Lot 7, Block 2, Plan VAP8102, District Lot 322, Group 1, New Westminster Land District, of Blk 12 & 13, PID: 010-252-681

Building Area

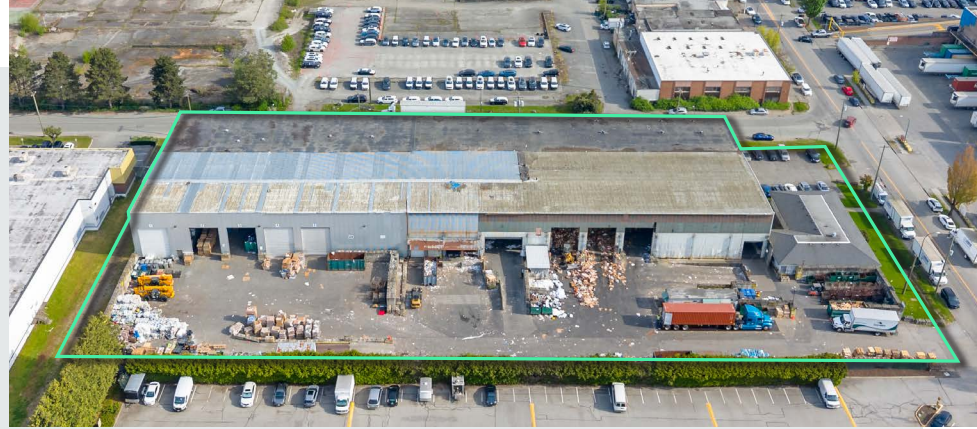
56,845 SF (est.)

Property Taxes (2025)

\$175,451.00

Price

\$22,500,000



Zoning

I-2 (Light Industrial)

Permits a broad range of industrial and service uses including wholesale, warehouse, and light manufacturing.

Uses noted in zoning include:

- + Wholesale: lumber and building materials
- + Storage yard
- + Truck terminal or courier depot
- + Recycling depot
- + Auction hall
- + Waste disposed facility

Tenancy Details

- + **Tenant:** Fully Leased
- + **Lease Expiry:** Q3 2027

Environmental

A Certificate of Compliance issued by Ministry of Environment and Parks dated November 14, 2025.

Building Features



Ceiling Height

Warehouse: 28'9" to 29'8"
Office: 8'6"



Power

Warehouse: 400 amp, 347/600 volt, 3-phase, 4-wire
Office: 400 amp, 240 volt, single-phase, 3-wire



Parking

30 parking stalls



Dock Loading

Four (4) dock doors with covered canopy



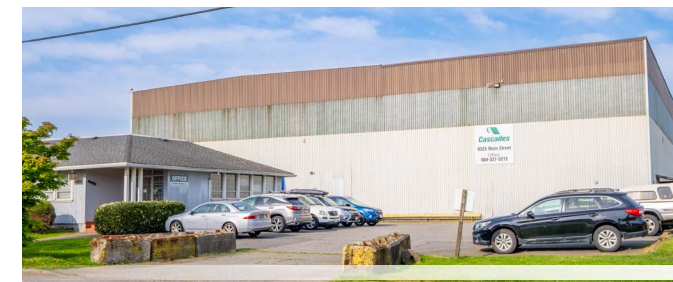
Office Area

Functional office area featuring open and private office space, boardroom, kitchen, locker room



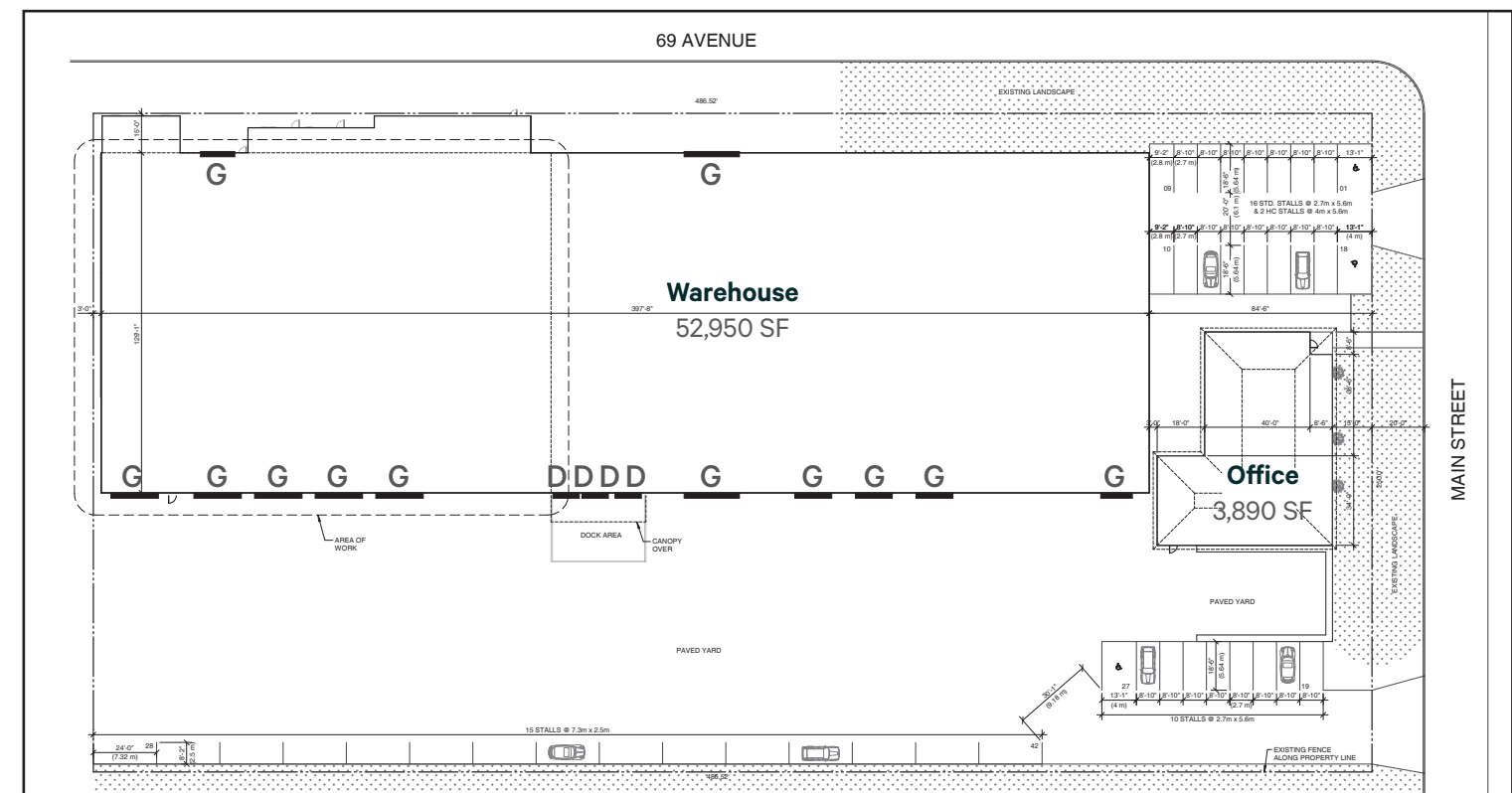
Grade Loading

Twelve (12) grade loading doors including nine (9) oversized grade loading doors



Building Plan

* Floorplan not to scale and may not represent the current layout of the Premises



Site Features



Located 250 meters from SE Marine Drive



Rectangular-shaped parcel



Two points of ingress/egress along Main Street



*Site dimensions are approximate.



Location

Strategically Positioned in a Thriving Commercial Destination

Strategically situated just off Marine Drive, 8325 Main Street is centrally positioned within one of Vancouver's most in-demand and emerging industrial hubs. The property's central Vancouver location provides efficient access to key industrial submarkets across the region. The site is located minutes from the Canada Line SkyTrain and the Marine Gateway transit hub, offering exceptional commuter connectivity alongside immediate access to a full range of retail, service, and food amenities.

South Vancouver's industrial district has experienced significant investment and revitalization in recent years, anchored by modern developments such as IntraUrban Southlands, Marine Landing, and Sunset Industrial Centre, reinforcing the area's long-term appeal for industrial users and investors.

Drive Times

5 min

To Oak Street Bridge/
Hwy 99

5 min

To Knight Street

6 min

To Arthur Laing
Bridge

10 min

To Hwy 91

15 min

To Downtown
Vancouver

6 min

To Richmond

8 min

To Vancouver
International Airport

7 min

To Burnaby

9 min

To Oakridge
Park

35 min

To US Canada
Border

Industrial | For Sale



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