

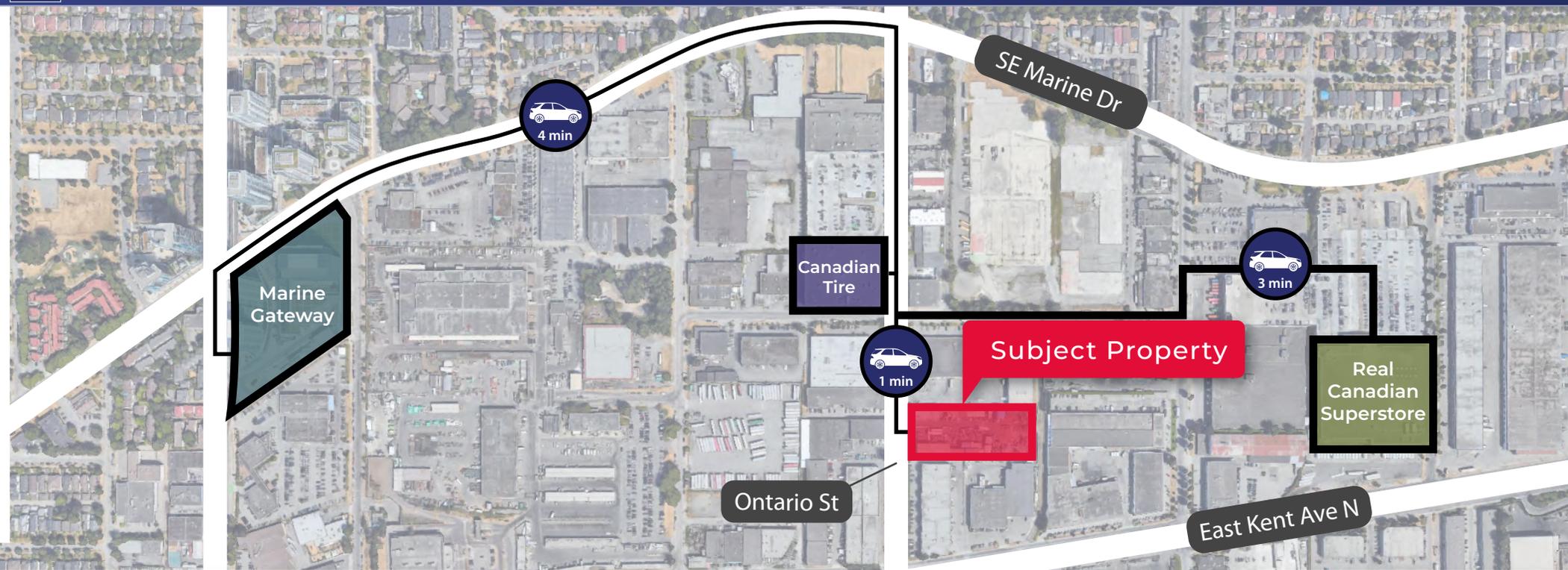
**125 8370 ONTARIO STREET**  
**VANCOUVER, BC**



**FOR LEASE**  
**Brand-New Industrial Unit**

**IPG** **ICONIC**  
**PROPERTIES**  
**GROUP**

**STONEHAUS**  
REALTY



# OPPORTUNITY

# DETAILS

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!

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

# 1ST FLOOR UNIT PHOTOS

Exterior



Loading Door Entrance



Warehouse



# 2ND FLOOR UNIT PHOTOS

West View



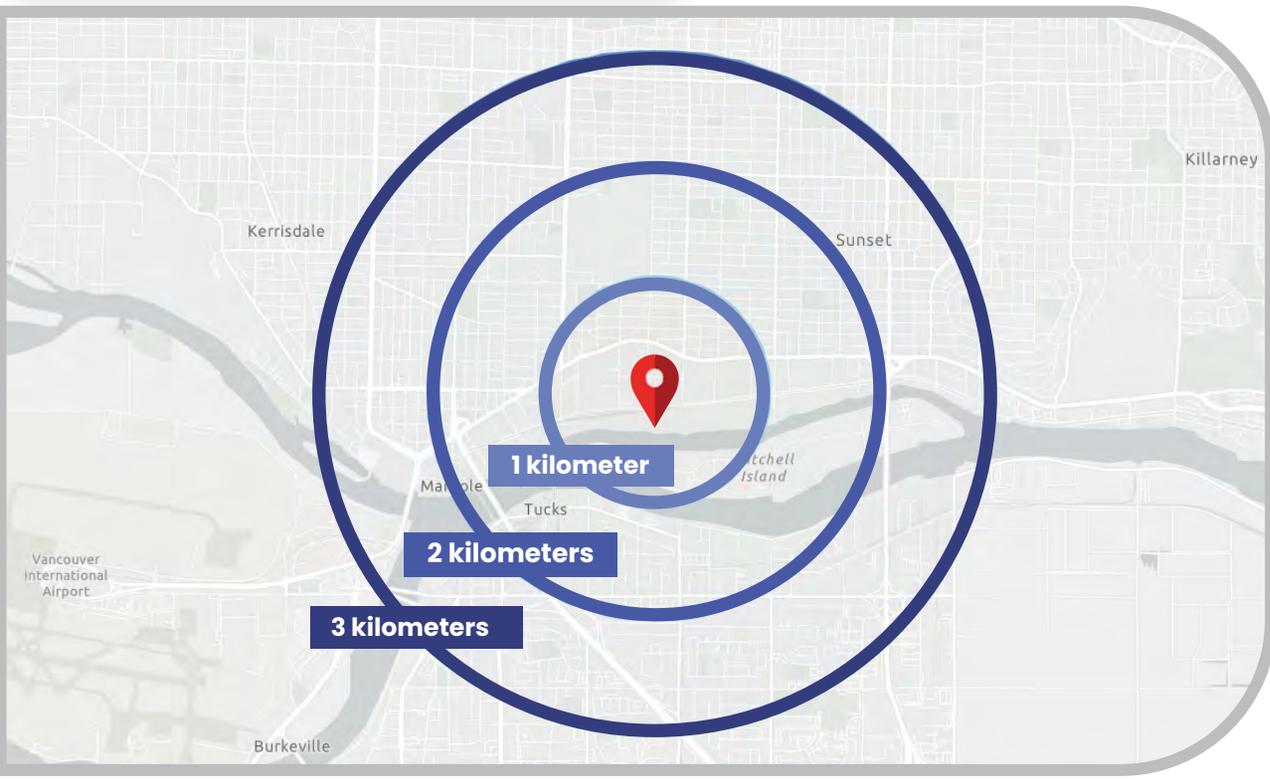
North West View



North East View



# DEMOGRAPHICS



# 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.

Distance	1 km	2 km	3 km
<b>Population (2024)</b>	8,576	43,414	107,617
<b>Population (2025)</b>	8,695	47,994	117,971
<b>Projected Annual Growth (2024 - 2025)</b>	1.39%	10.55%	9.62%
<b>Median Age</b>	34.8	38.5	39.6
<b>Average Household Income (2024)</b>	\$101,057.22	\$111,177.96	\$116,451.62
<b>Average Persons Per Household</b>	2.3	2.6	2.6

Walk Score  
**55**

Transit Score  
**72**

Bike Score  
**84**

**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

## **Khash Raeisi PREC\***

### **Founder**

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**IPG**

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GROUP**

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### **South Vancouver Office**

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**STONEHAUS  
REALTY**

**NOTHING BUT ICONIC**

*\*Personal Real Estate Corporation*

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