



Completed Q4 2024

8210 & 8220 ROSS STREET | VANCOUVER, BC
**SOUTH VANCOUVER'S
BEST INDUSTRIAL
OWNERSHIP
OPPORTUNITY**



SUNSET
INDUSTRIAL CENTRE

With frontage and direct access to SE Marine Drive, Sunset Industrial Centre has unparalleled access to the Metro Vancouver Region.



**Generational location.
Remarkable quality.
Exceptional value.**

Sunset Industrial Centre (SIC) is South Vancouver's newest industrial project showcasing revolutionary design, and utility.

Showcasing 24 stacked units across 2 levels totalling 99,665 Sq. Ft., SIC will offer innovative features like full suite underground and surface parking, EV charging stations and overhead grade level loading doors to provide lasting solutions for a growing and evolving industry.

Completed Q4 2024.

Prices starting from \$1.89M

The first of its kind to build
a **vehicle** and **pedestrian bridge**
connecting two buildings.

PROJECTED
COPMLETED
Q4
2024

KNIGHT STREET BRIDGE

1 MIN DRIVE



SE MARINE DRIVE

SUNSET
INDUSTRIAL CENTRE

ROSS STREET

Project Features

SPECIFICATIONS



Total Project Size

- + 99,665 Sq. Ft.
- + 24 units across 2 buildings



Overhead Grade Level Loading Door

- + Min. 1 motorized grade level door
available in each unit (10' x 12')



Unit Sizes

- + 2,725 – 7,657 Sq. Ft.
(Contiguous size available
up to 28,620 Sq. Ft.)



Vehicle Bridge

- + Revolutionary vehicle and pedestrian
bridge design connecting the two
buildings on Level 3



Floor Load

- + 350 lbs. per Sq. Ft. live floor
load (applies to Level 2 and 3)



Stacked Industrial

- + 24 drive-up industrial strata units
- + 2 levels with underground parking



Clear Height

- + 22' to 24' for Units 105 to 175
- + 25' for Units 305 to 380



Elevator Access

- + To underground parking and
main levels
- + To end-of-trip facilities

AMENITIES



Parking Ratio

+ 1 stall per 775 Sq. Ft. (est.) included in the purchase price



End-of-Trip Facilities

+ Secure bicycle stalls and change room lockers located in the underground parking



Electric Vehicle Charging

+ Available for several underground parking stalls included in the purchase price



Outdoor Amenities

+ Generous landscaping area with benches for lunchtime seating

**Lasting solutions
for an evolving industry.**



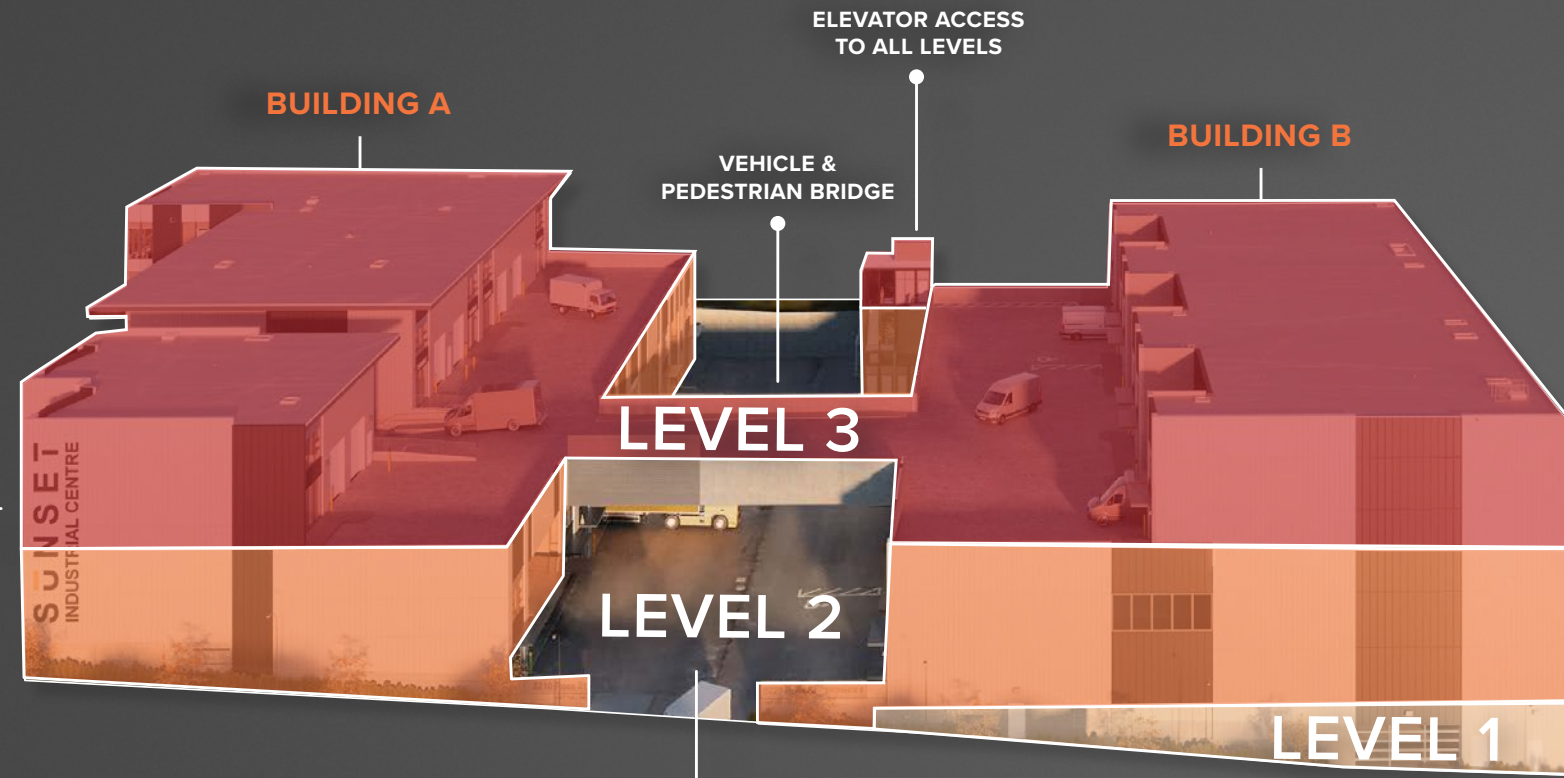
Accessibility & Transportation

Situated in the heart of South Vancouver, SIC provides convenient access to major thoroughfares, bridges, and the YVR International Airport. The project is located a few blocks away from the Marine Drive Canada Line SkyTrain Station and several rapid transit routes connecting to all areas around Metro Vancouver. Situated in close proximity is the Marine Gateway urban town centre offering retail stores, restaurants and entertainment services. Residential developments and utility upgrade projects are in process, contributing to a more sustainable and livable neighbourhood.



Photo as of Oct 2024

PLANS

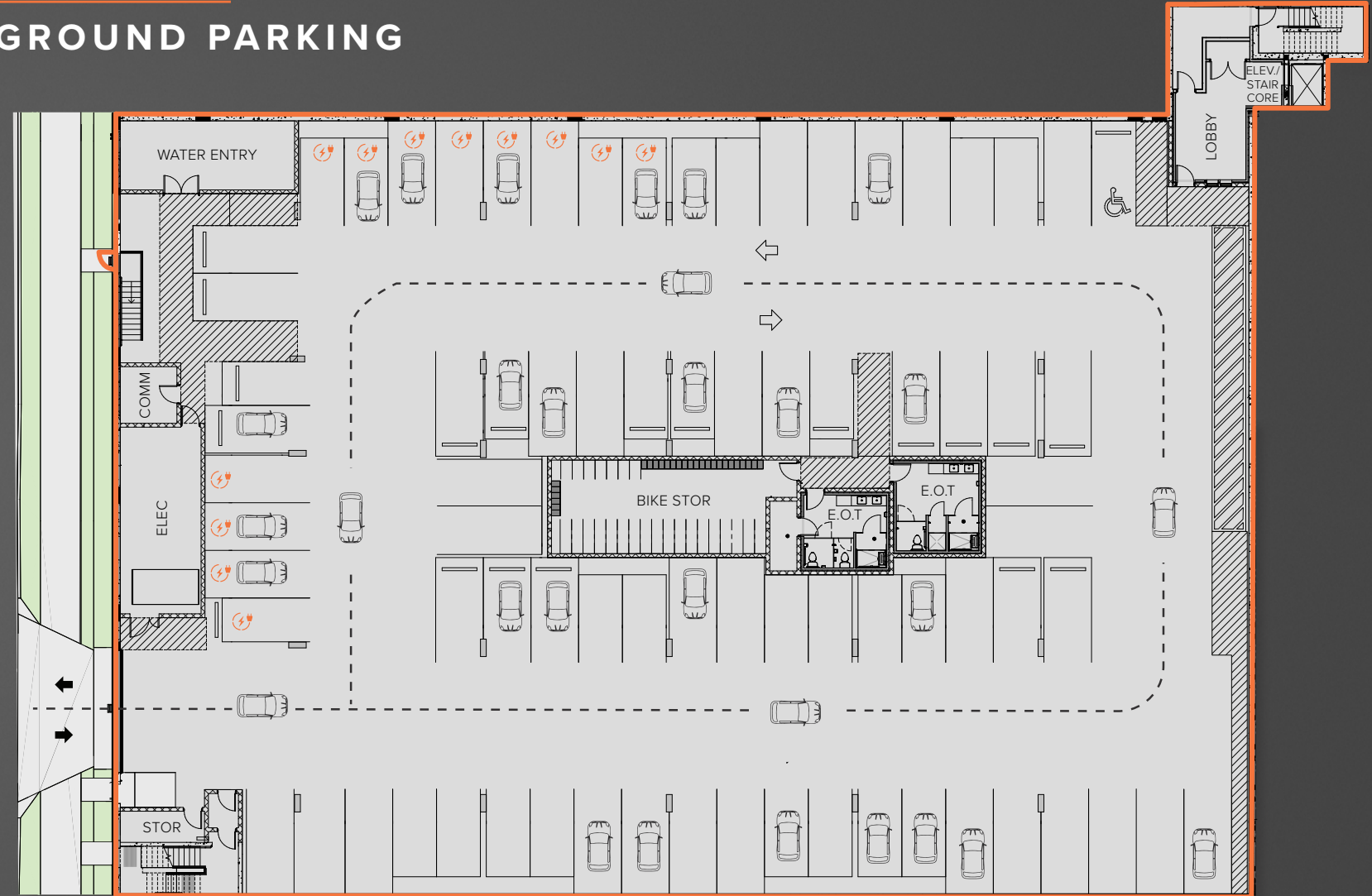


- **LEVEL 3** | Units 305 - 380
- **LEVEL 2** | Units 105 - 175
- **LEVEL 1** | Underground Parking

LEVEL 1

BUILDING B

UNDERGROUND PARKING



⚡ 12 EV CHARGING STATIONS

LEVEL 2

BUILDINGS A & B

UNITS 105 - 175

	Unit	Ground SF	Mezz SF	Total SF
BUILDING A 8210 Ross St.	105	2,761	1,157	3,918
	110	3,002	1,172	4,174
	115	SOLD		
	120	SOLD		
	125	SOLD		
	140	5,014	2,644	7,657
BUILDING B 8220 Ross St.	150	3,757	703	4,459
	155	3,909	728	4,637
	160	3,906	725	4,632
	165	3,906	725	4,632
	170	3,870	728	4,597
	175	4,754	908	5,663

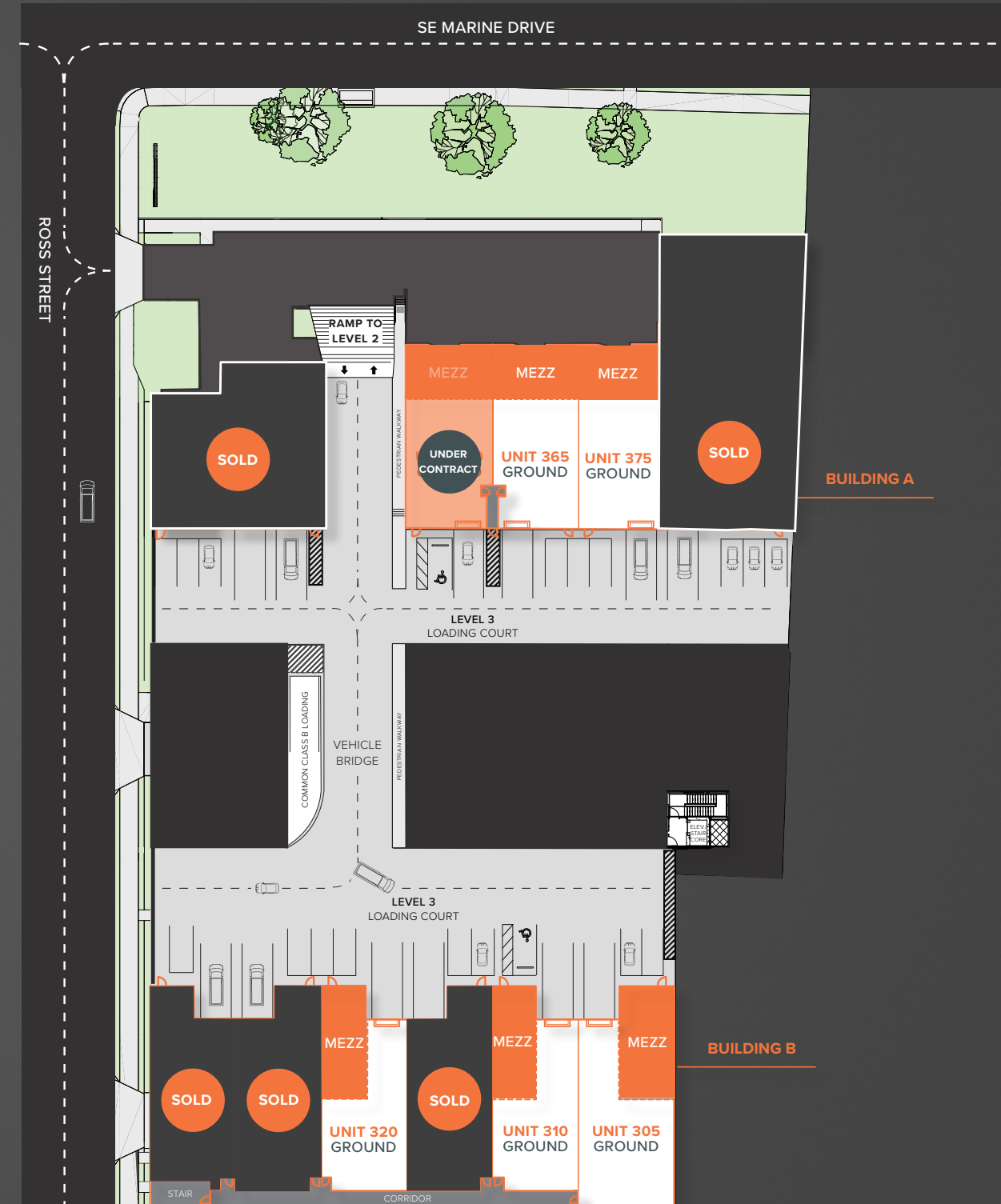


LEVEL 3

BUILDINGS A & B

UNITS 305 - 380

	Unit	Ground SF	Mezz SF	Total SF
BUILDING B 8220 Ross St.	305	2,800	910	3,709
	310	2,183	715	2,898
	315	SOLD		
	320	2,222	711	2,933
	325	SOLD		
	330	SOLD		
BUILDING A 8210 Ross St.	350	SOLD		
	360	UNDER CONTRACT		
	365	2,054	672	2,725
	375	2,098	703	2,801
	380	SOLD		



Keeping you connected to the city.

Sunset Industrial Centre is located on an arterial thoroughfare that links to major cities in the Metro Vancouver Region such as Vancouver, Burnaby and Richmond's YVR Airport making it highly transit-accessible. The property's central location is optimized for ideal transportation commutes, allowing easy access to transit, bike lanes and driving routes. Having the freedom to choose how to access the astounding South Vancouver amenities is what makes SIC an opportunity you cannot miss.



200+

Retail & Entertainment

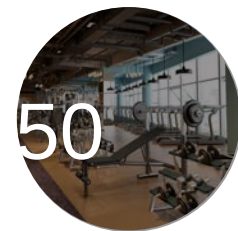
- 1 Lee Valley
- 2 South Hall Banquet & Wedding Palace
- 3 Best Buy
- 4 Marshalls
- 5 Canadian Tire
- 6 Lorco Auto Parts
- 7 Winners
- 8 Cineplex Cinemas & VIP



126+

Food & Beverage

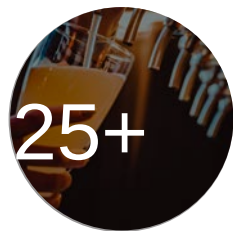
- 1 Dogwood Brewing
- 2 Northern Cafe
- 3 Breka Bakery & Café
- 4 Triple O's
- 5 Starbucks
- 6 McDonald's
- 7 Dublin Crossing
- 8 White Spot



50

Fitness & Recreation

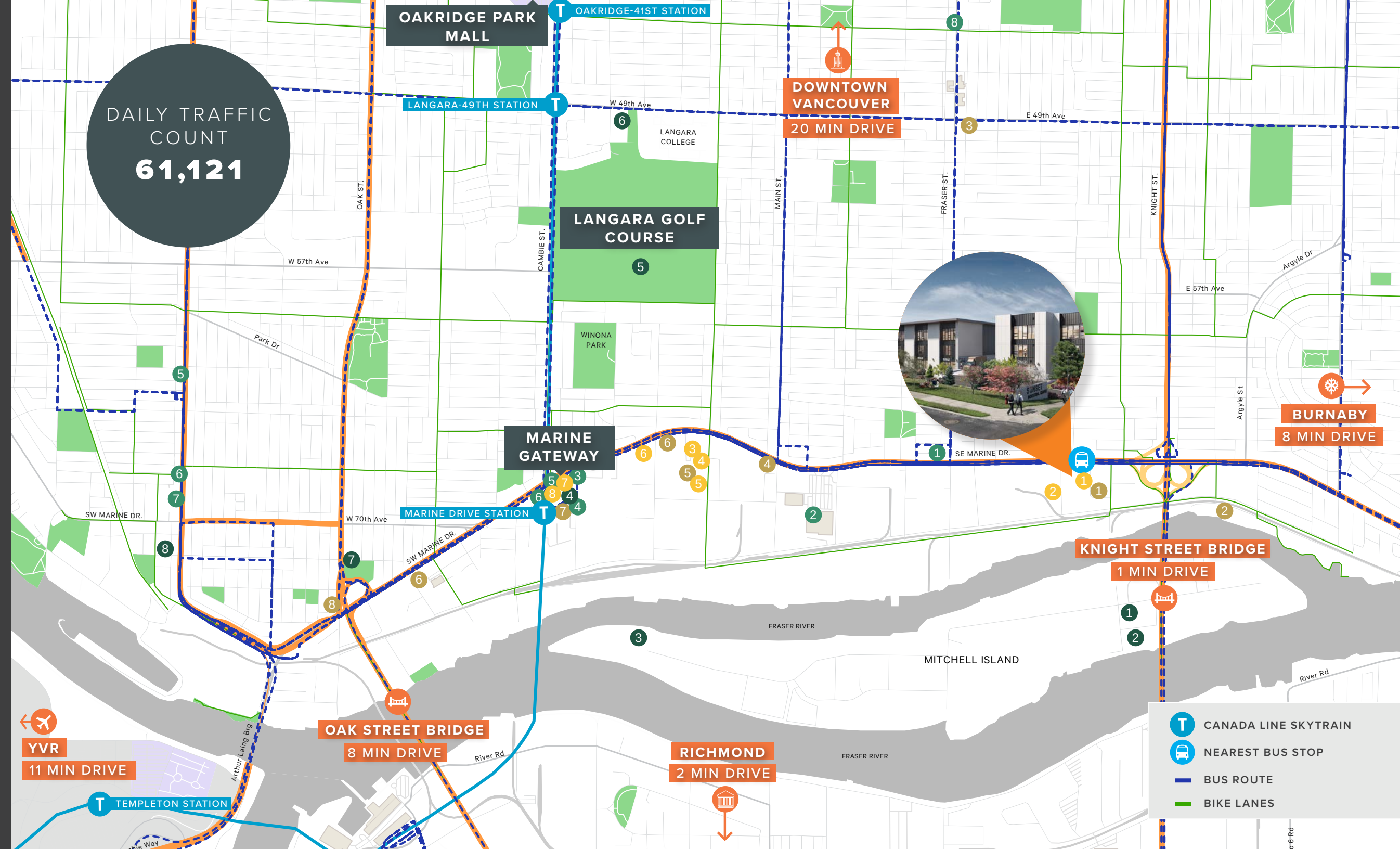
- 1 Badminton Vancouver
- 2 6Pack Indoor Beach
- 3 Union Basketball
- 4 Fitness World
- 5 Langara Golf Course
- 6 Langara YMCA
- 7 Marpole - Oakridge Fitness Centre
- 8 Oxygen Yoga



25+

Grocer & Convenience

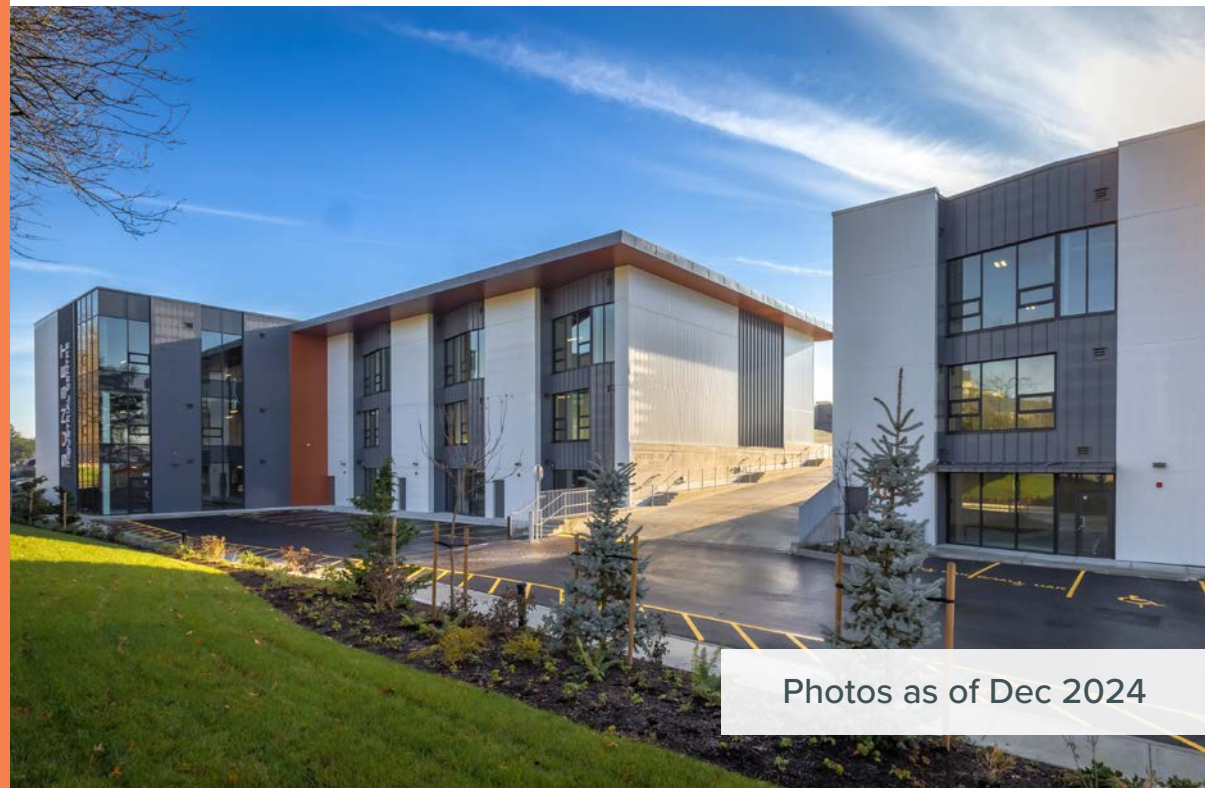
- 1 Triple V's Convenience
- 2 Real Canadian Superstore
- 3 T&T Supermarket
- 4 Shoppers Drug Mart
- 5 TD Canada Trust
- 6 BMO Bank of Montreal
- 7 Safeway Marpole
- 8 Buy Low Foods





The Developer

Established on April 8, 1969, Shato Holdings Ltd. is Vancouver's trusted developer, entrenched in the same quality, design, and level of service our community expects. Driven by expertise, Shato Holdings Ltd. specializes in the development of prime office, commercial, and residential developments – including our most prized work of the 400+ home master planned community, and golf course at Tsawwassen Springs.



Photos as of Dec 2024

Construction milestones



Excavation
December
2022



Slab & Structural Steel Commencement
May
2023



Mezzanine Slab & Parkade Commencement
June
2023



Slab & Bridge Formwork
October
2023



Vehicle Bridge Completion
January
2024



Roof Deck Completion
April
2024



Glazing and Canopy Installation
May
2024



Building Painting Progression
July
2024



Signage Installation
September
2024



Glazing and Painting Completion
October
2024



Building Completion
December
2024



SUNSET

INDUSTRIAL CENTRE

cbrecanada.com/sunsetindustrialcentre

For additional details, please contact:

JOE INKSTER

Personal Real Estate Corporation

joe.inkster@cbre.com

604 662 5134

HAYDEN FERRILL

hayden.ferrill@cbre.com

778 372 1934

ADRIAN BERUSCHI

Personal Real Estate Corporation

adrian.beruschi@cbre.com

604 662 5138

CHLOE HAMELIN

chloe.hamelin@cbre.com

604 662 5166



CBRE

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