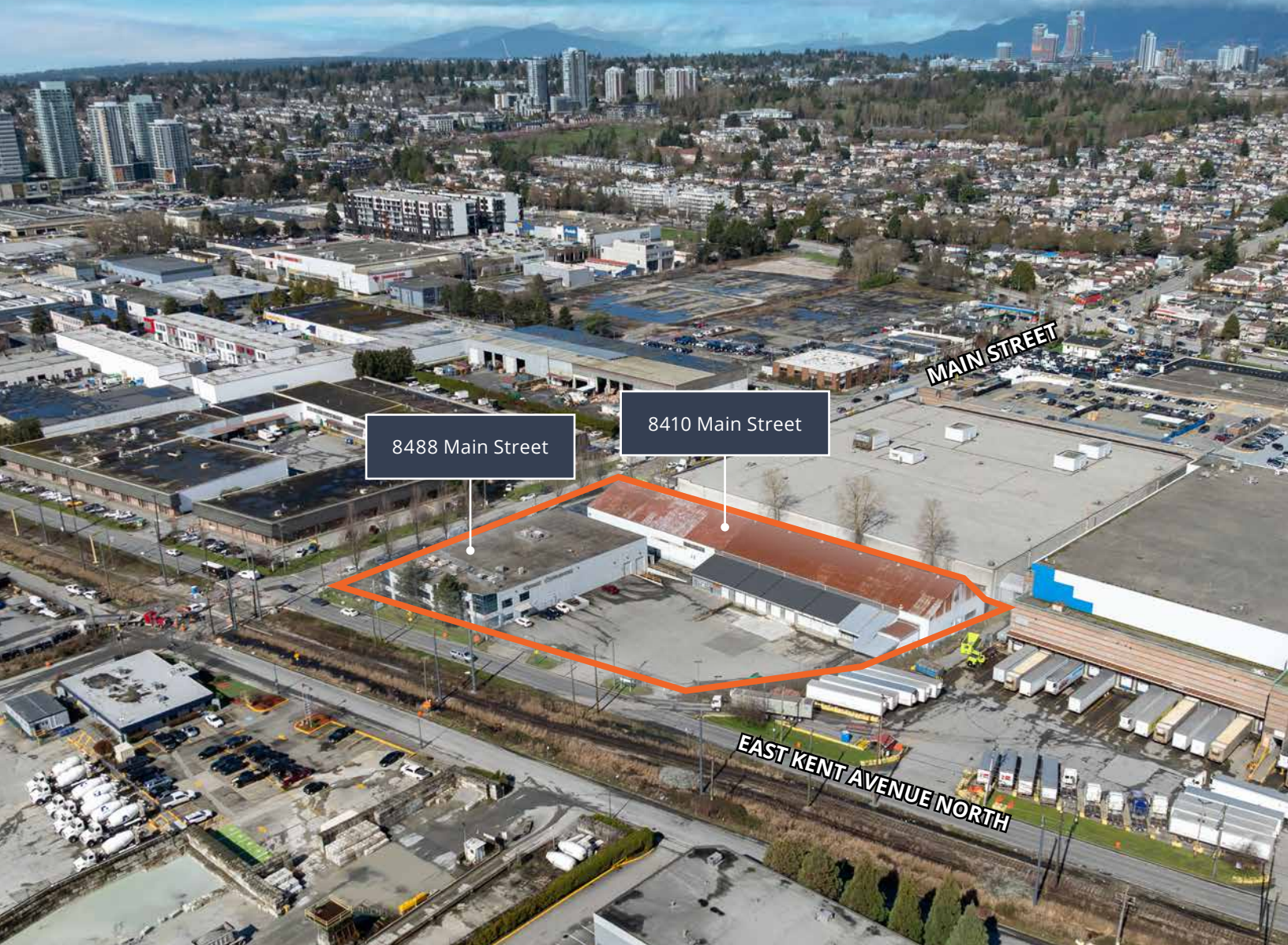


FOR LEASE

8410 & 8488 Main Street

VANCOUVER, BC

25,682 - 59,591 sf industrial opportunity featuring a showroom, office, and warehouse space with convenient dock and grade loading



Michael Farrell*, Principal
604 646 8388
michael.farrell@avisonyoung.com
**Personal Real Estate Corporation*

Bryn Cartwright, Associate Vice President
604 647 5093
bryn.cartwright@avisonyoung.com

**AVISON
YOUNG**

25,682 - 59,591 sf showroom, office, and warehouse space for lease

8410 & 8488 Main Street
Vancouver, BC

Property details

8410 Main Street

ADDRESS
8410 Main Street, Vancouver

WAREHOUSE SIZE
33,909 sf (Approx.)

ZONING
I-2 Industrial

AVAILABLE
Immediately

BASE LEASE RATE
\$12.50 per square foot per annum

ADDITIONAL RENT
\$4.20 per square foot per annum

8488 Main Street

ADDRESS
8488 Main Street, Vancouver

BUILDING SIZE	
Ground floor	19,226 sf
Mezzanine and storage	6,456 sf
Total	25,682 sf

ZONING
I-2 Industrial

AVAILABLE
Immediately

BASE LEASE RATE
\$22.00 per square foot per annum

ADDITIONAL RENT
\$10.04 per square foot per annum

Opportunity

Avison Young is pleased to present the opportunity to lease 59,591 square feet of showroom, office, and warehouse space featuring both dock and grade loading. This property is ideally suited for warehousing and storage users, offering efficient access and a versatile layout to support a wide range of needs.

Area highlights

-  Located in a highly sought-after industrial area
-  10 minutes to Vancouver International Airport (YVR)
-  Excellent access to Knight Street, Marine Drive, and Highway 99
-  Efficient connectivity to Downtown and all other municipalities
-  Nearby Canada Line SkyTrain access

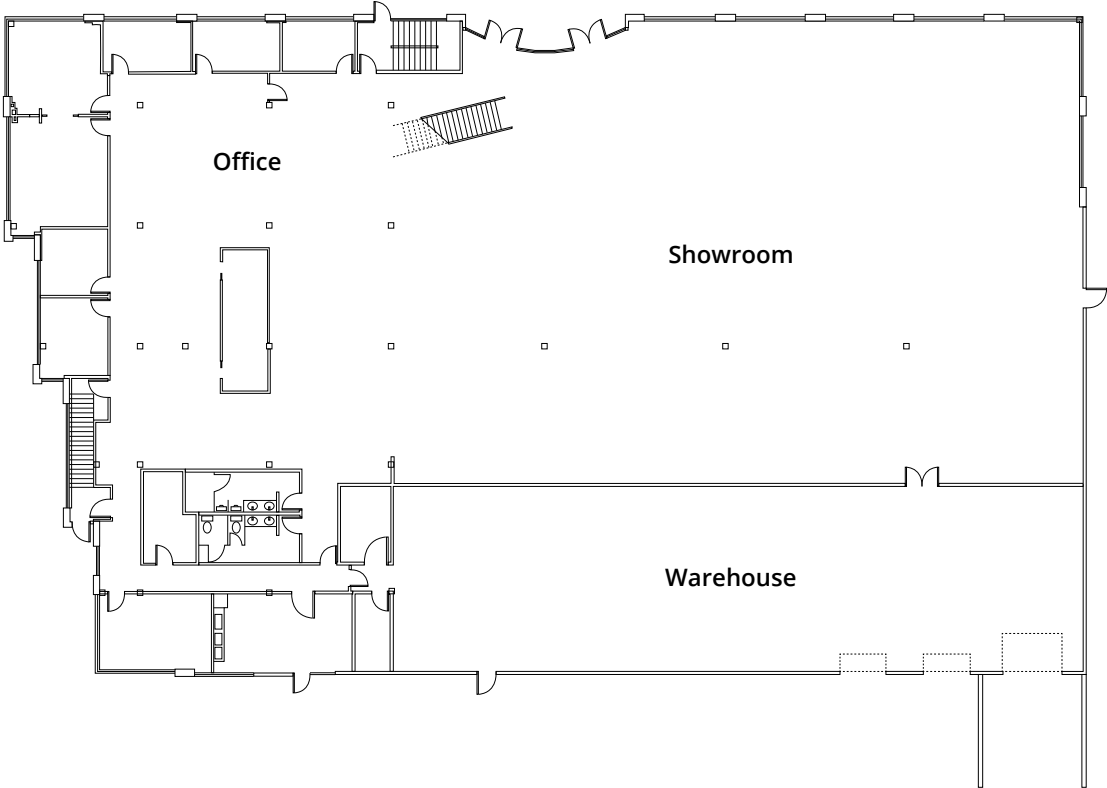
Property highlights

-  Updated lighting throughout warehouse at 8410 Main Street
-  Access directly on East Kent Avenue + parking off Main Street
-  Excellent showroom opportunity
-  Loading:
8488 Main Street: 1 dock loading door and 1 grade loading door
8410 Main Street: 10 dock loading doors and 1 grade loading door

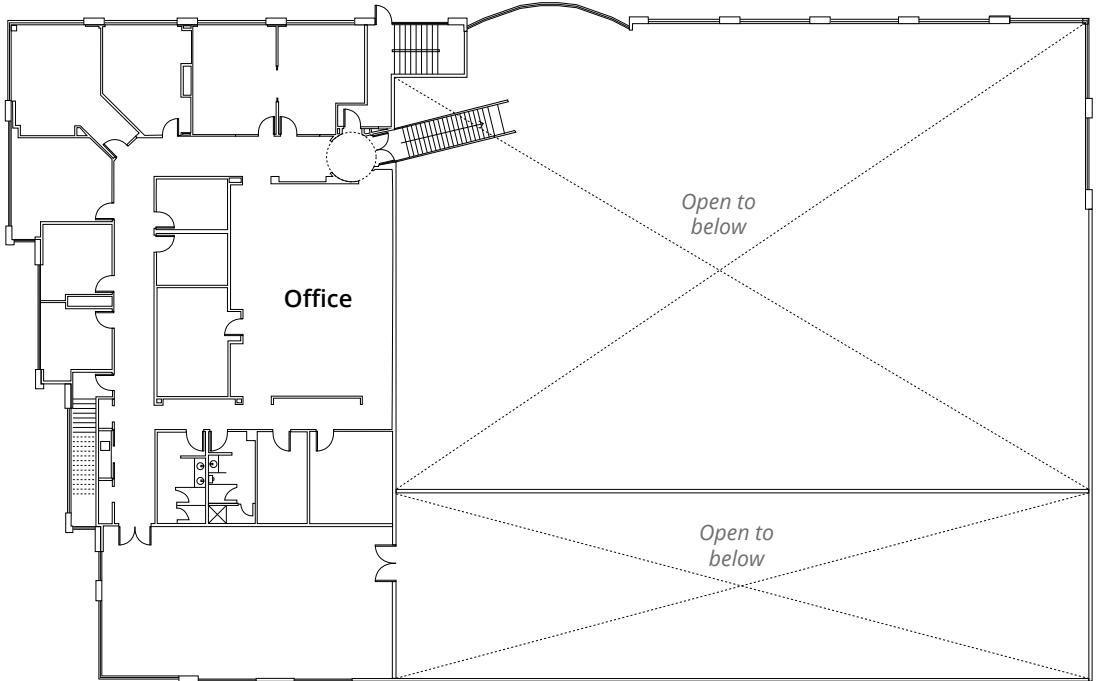


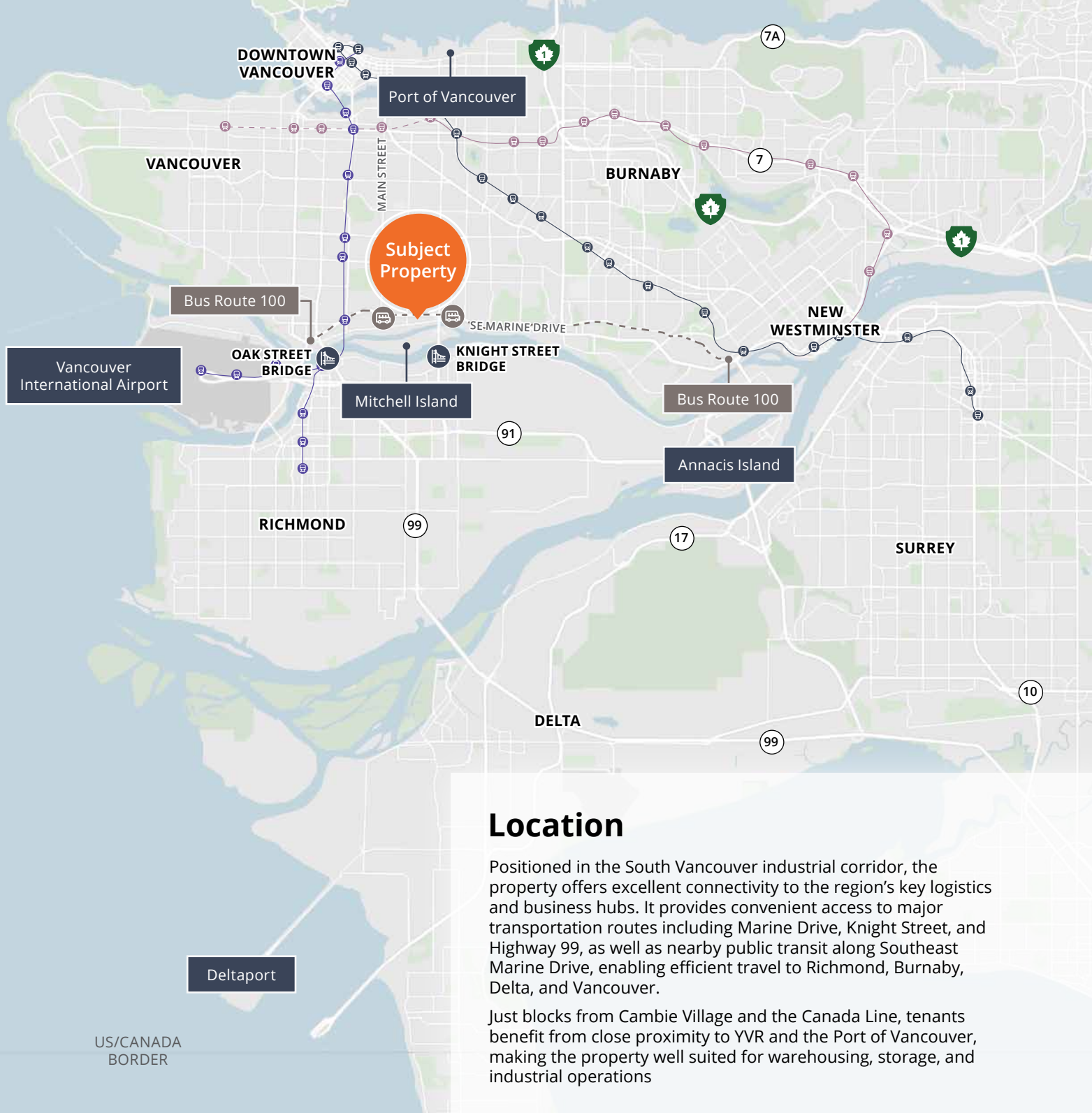
8488 Main Street floor plan

GROUND FLOOR



SECOND FLOOR





Location

Positioned in the South Vancouver industrial corridor, the property offers excellent connectivity to the region's key logistics and business hubs. It provides convenient access to major transportation routes including Marine Drive, Knight Street, and Highway 99, as well as nearby public transit along Southeast Marine Drive, enabling efficient travel to Richmond, Burnaby, Delta, and Vancouver.

Just blocks from Cambie Village and the Canada Line, tenants benefit from close proximity to YVR and the Port of Vancouver, making the property well suited for warehousing, storage, and industrial operations

Contact for more information

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bryn.cartwright@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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