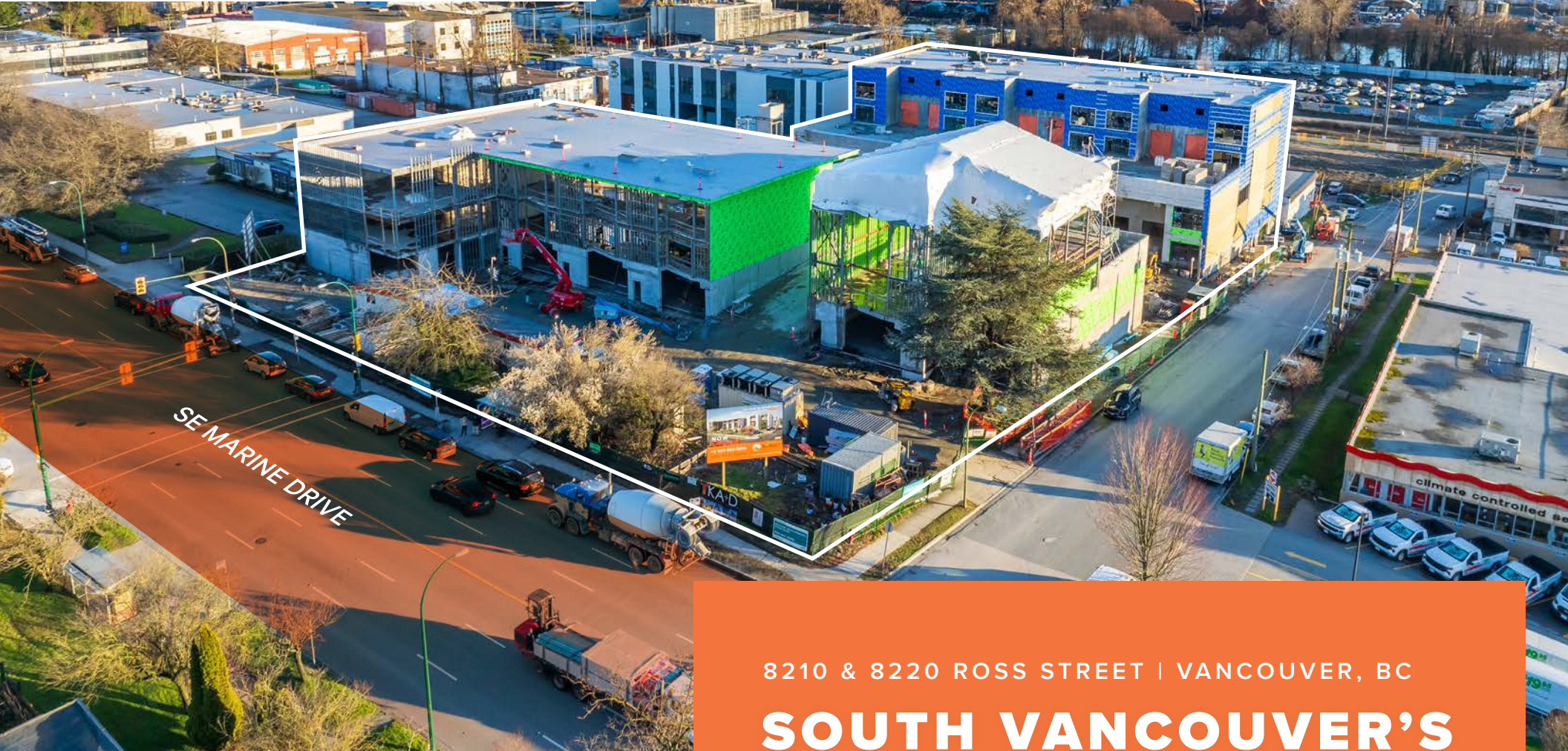


Delivering Summer 2024



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 99,051 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.

Delivering Summer 2024.

Prices starting from \$1.89M

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

PROJECTED
COMPLETION
**SUMMER
2024**

KNIGHT STREET BRIDGE

1 MIN DRIVE



SE MARINE DRIVE

SUNSET
INDUSTRIAL CENTRE

ROSS STREET

Project Features

SPECIFICATIONS



Total Project Size

- + 99,051 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

- + 2,721 – 7,637 Sq. Ft.
(Contiguous size available
up to 28,614 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.**



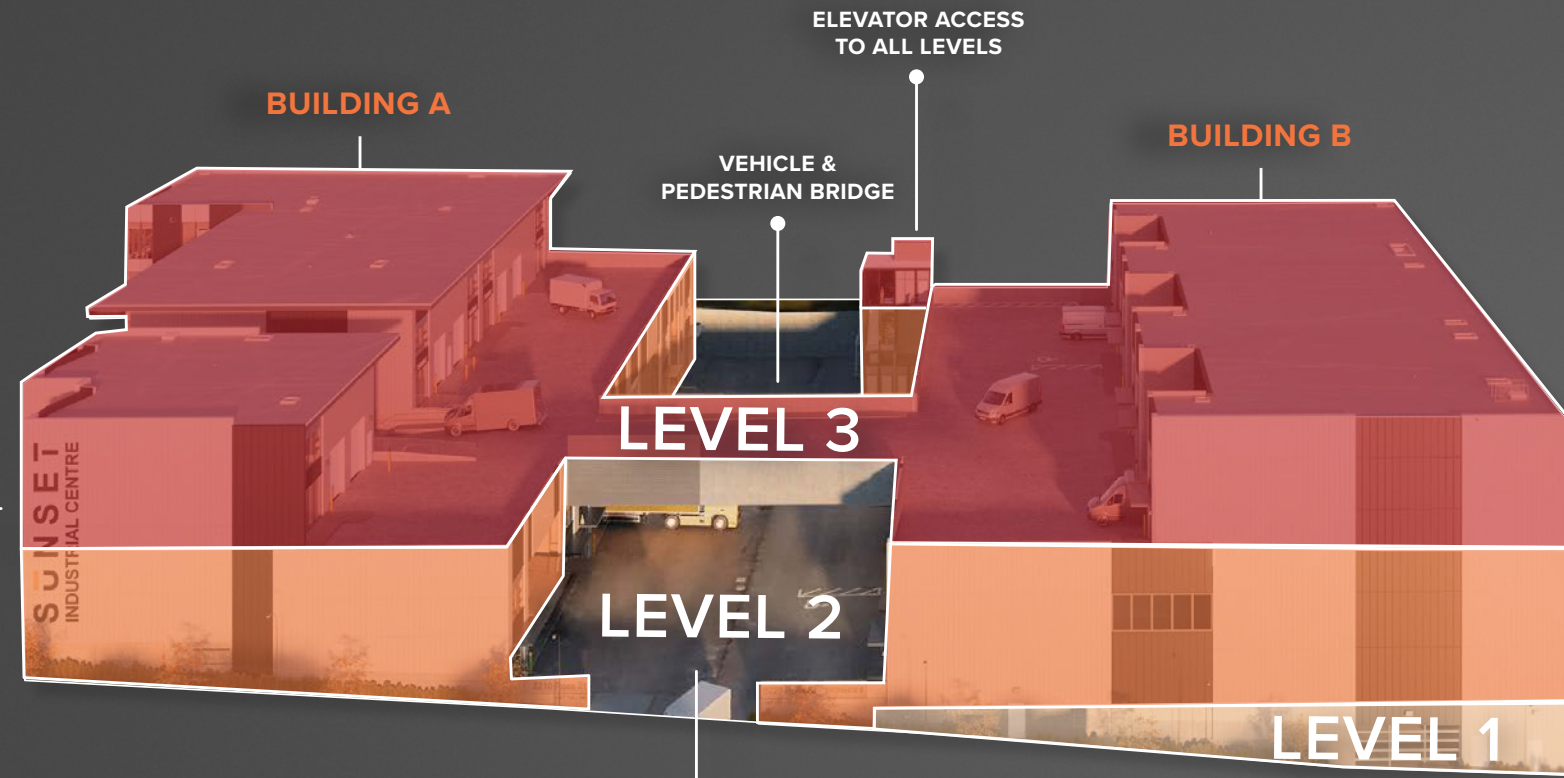
Accessibility & Transportation

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 February 2024

PLANS

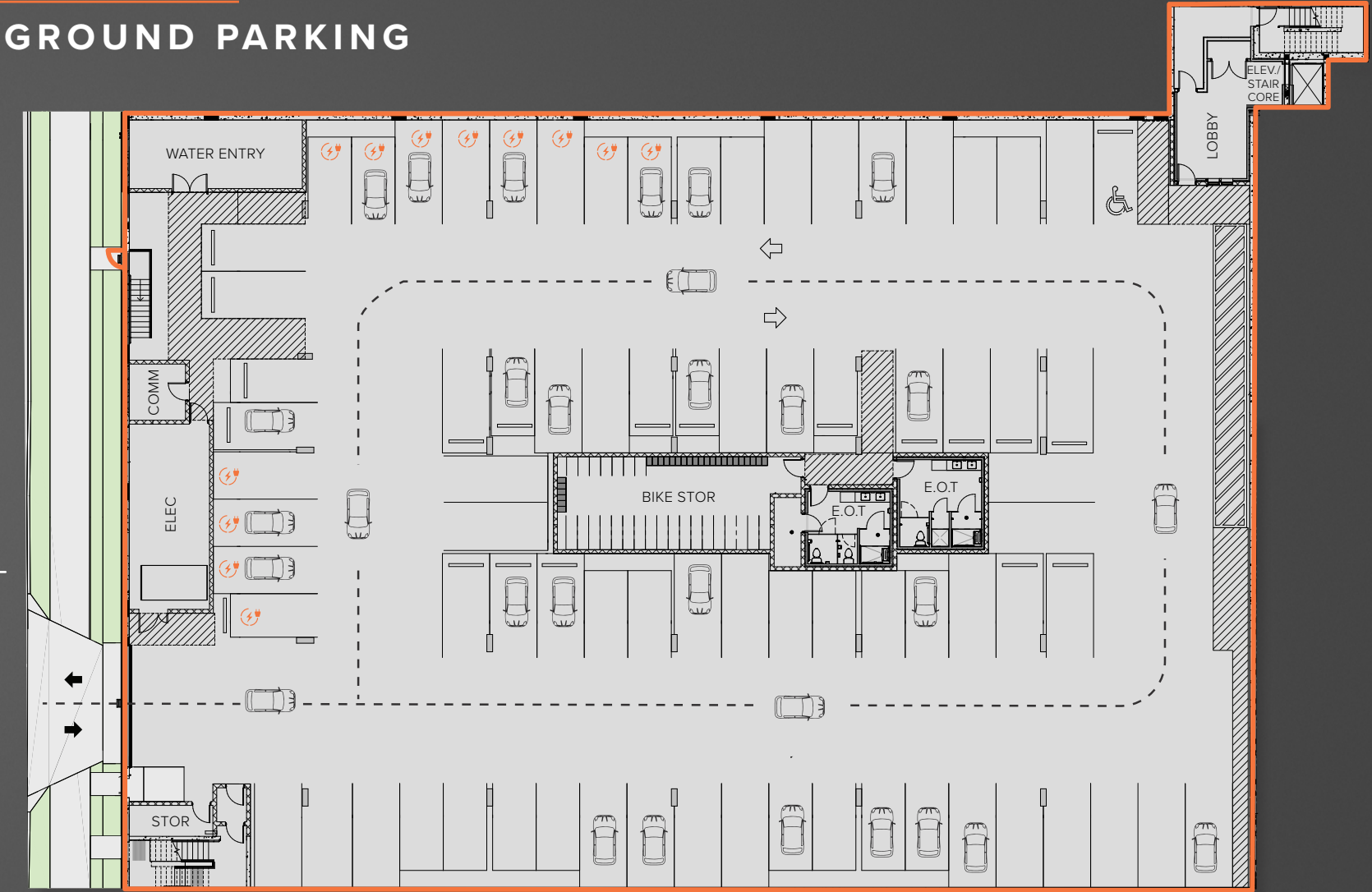


- **LEVEL 3** | Units 305 - 380
- **LEVEL 2** | Units 105 - 175
- **LEVEL 1** | Underground Parking

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	2,777	1,022	3,799
	110	3,003	1,052	4,055
	115	SOLD		
	120	UNDER CONTRACT		
	125	3,186	1,015	4,201
	130	3,198	1,076	4,274
	140	5,045	2,518	7,563
	BUILDING B 8220 Ross St.	150	3,772	702
155		3,907	723	4,630
160		3,906	723	4,629
165		3,906	722	4,628
170		3,864	723	4,587
175		4,750	916	5,666



LEVEL 3

BUILDINGS A & B

UNITS 305 - 380

	Unit	Ground SF	Mezz SF	Total SF
BUILDING B 8220 Ross St.	305	2,791	907	3,698
	310	2,178	714	2,892
	315	SOLD		
	320	2,218	717	2,935
	325	2,220	717	2,937
	330	SOLD		
	350	SOLD		
	BUILDING A 8210 Ross St.	360	2,063	680
365		2,046	675	2,721
375		2,084	675	2,759
380		5,327	2,310	7,637



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

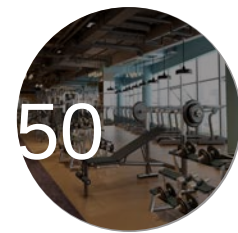
- 1 Lee Valley
- 2 South Hall Banquet & Wedding Palace
- 3 Best Buy
- 4 Marshalls
- 5 Canadian Tire
- 6 Lorco Auto Parts
- 7 Winners
- 8 Cineplex Cinemas & VIP



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

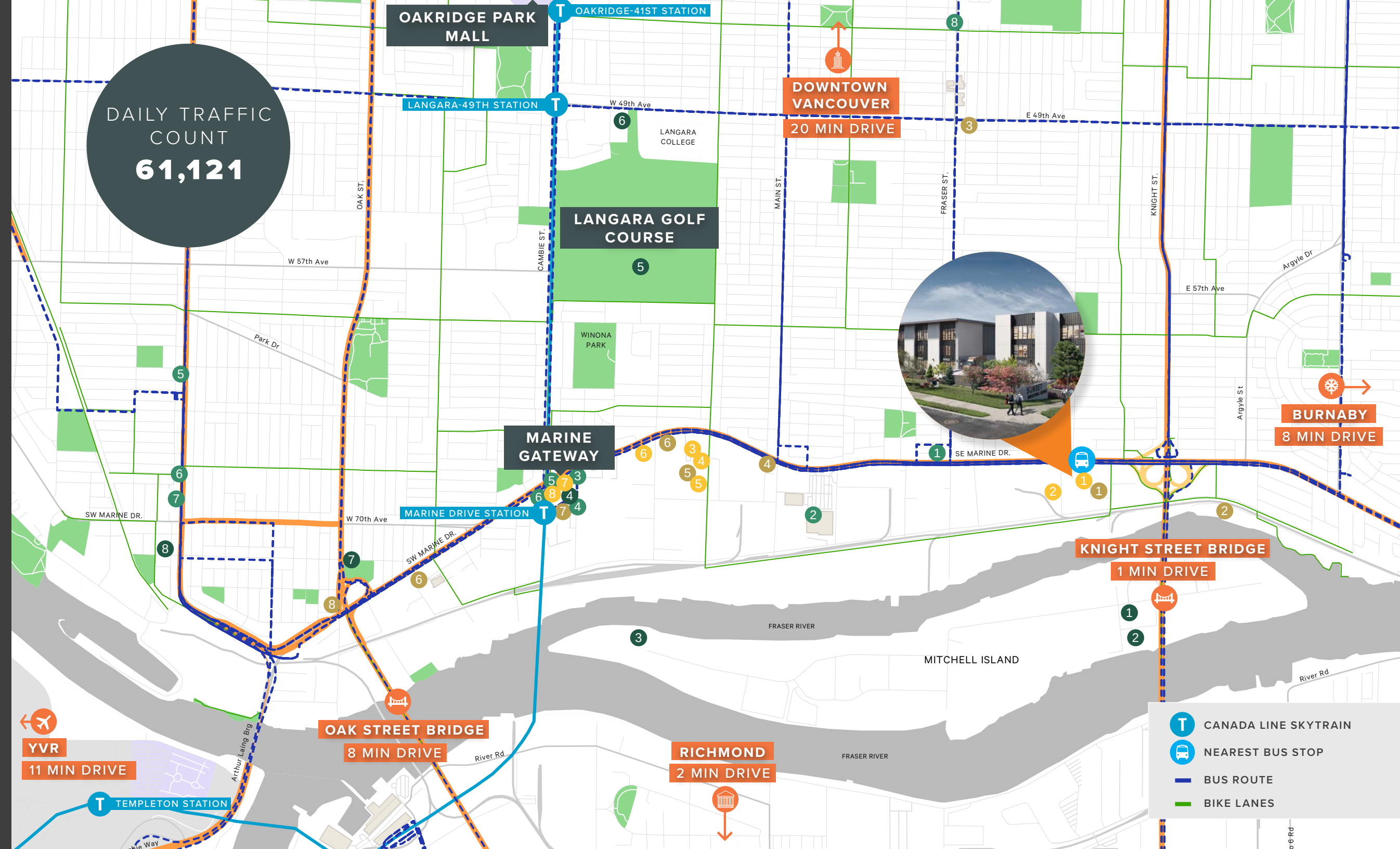
- 1 Badminton Vancouver
- 2 6Pack Indoor Beach
- 3 Union Basketball
- 4 Fitness World
- 5 Langara Golf Course
- 6 Langara YMCA
- 7 Marpole - Oakridge Fitness Centre
- 8 Oxygen Yoga



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 February 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



SUNSET

INDUSTRIAL CENTRE

cbrecanada.com/sunsetindustrialcentre

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