



**Move-In Today!**

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 offers innovative features like full suite underground and surface parking, EV charging outlets, and overhead grade level loading doors, providing lasting solutions for a growing and evolving industry.

**Completed Q4 2024.**

**Prices starting from \$1.89M**

## SPECIFICATIONS



### Total Project Size

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



### Unit Sizes

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



### Floor Load

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



### Clear Height

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



### Overhead Grade Level Loading Door

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



### Vehicle Bridge

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



### Stacked Industrial

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



### 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



### Electric Vehicle Charging

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



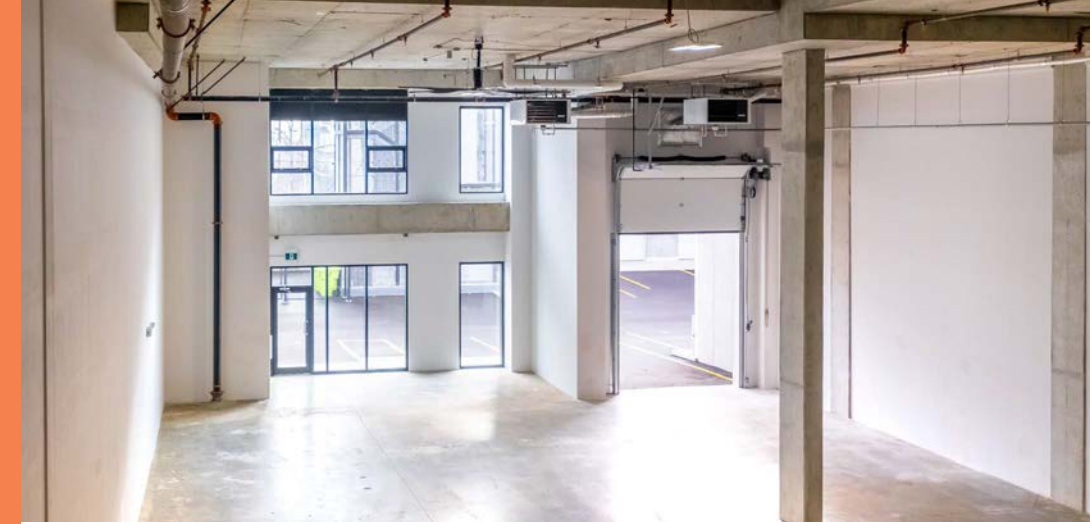
### End-of-Trip Facilities

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



### Outdoor Amenities

- + Generous landscaping area with benches for lunchtime seating



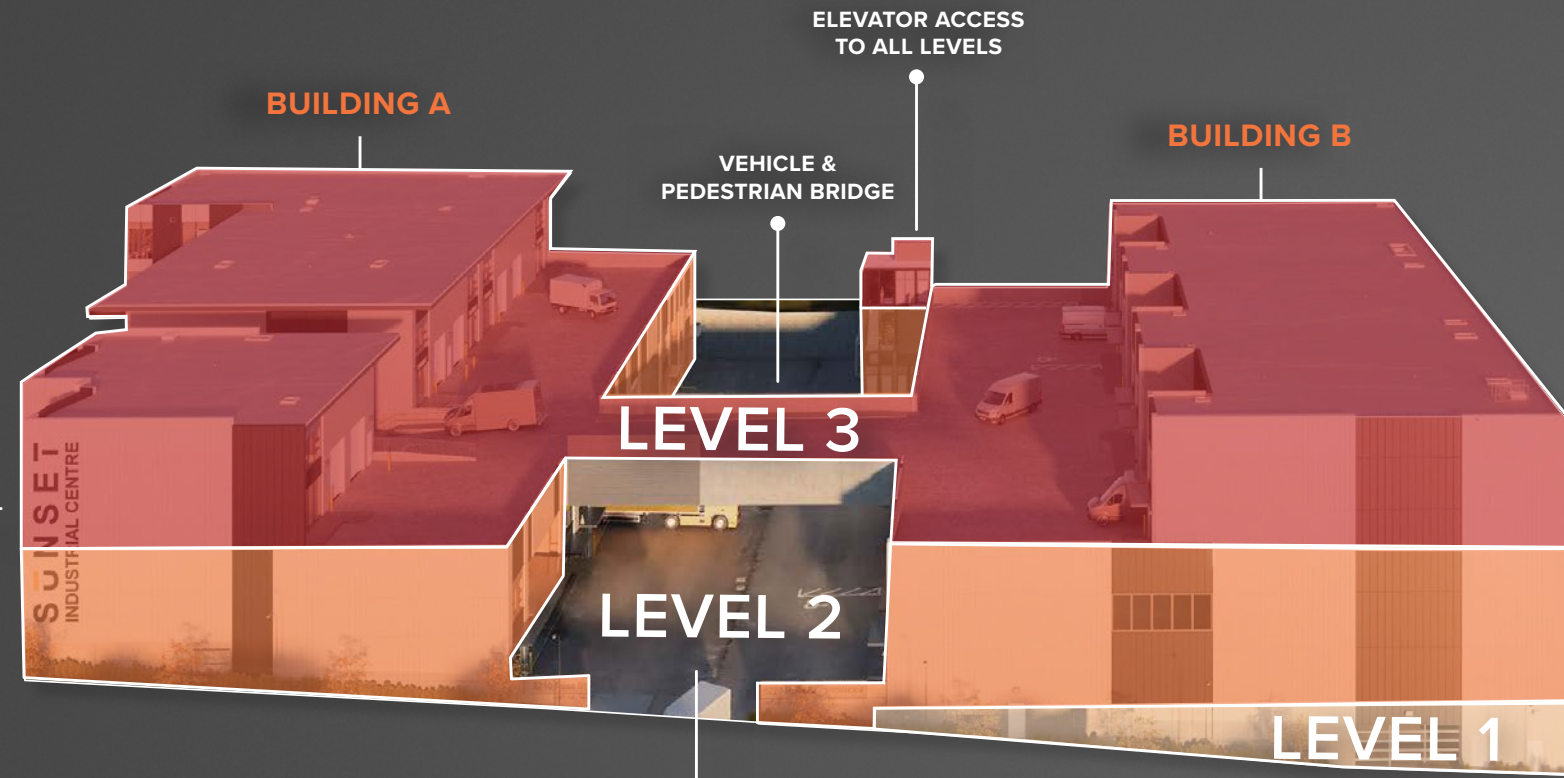
## The Developer

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.

**Lasting solutions**  
for an evolving industry.



# PLANS

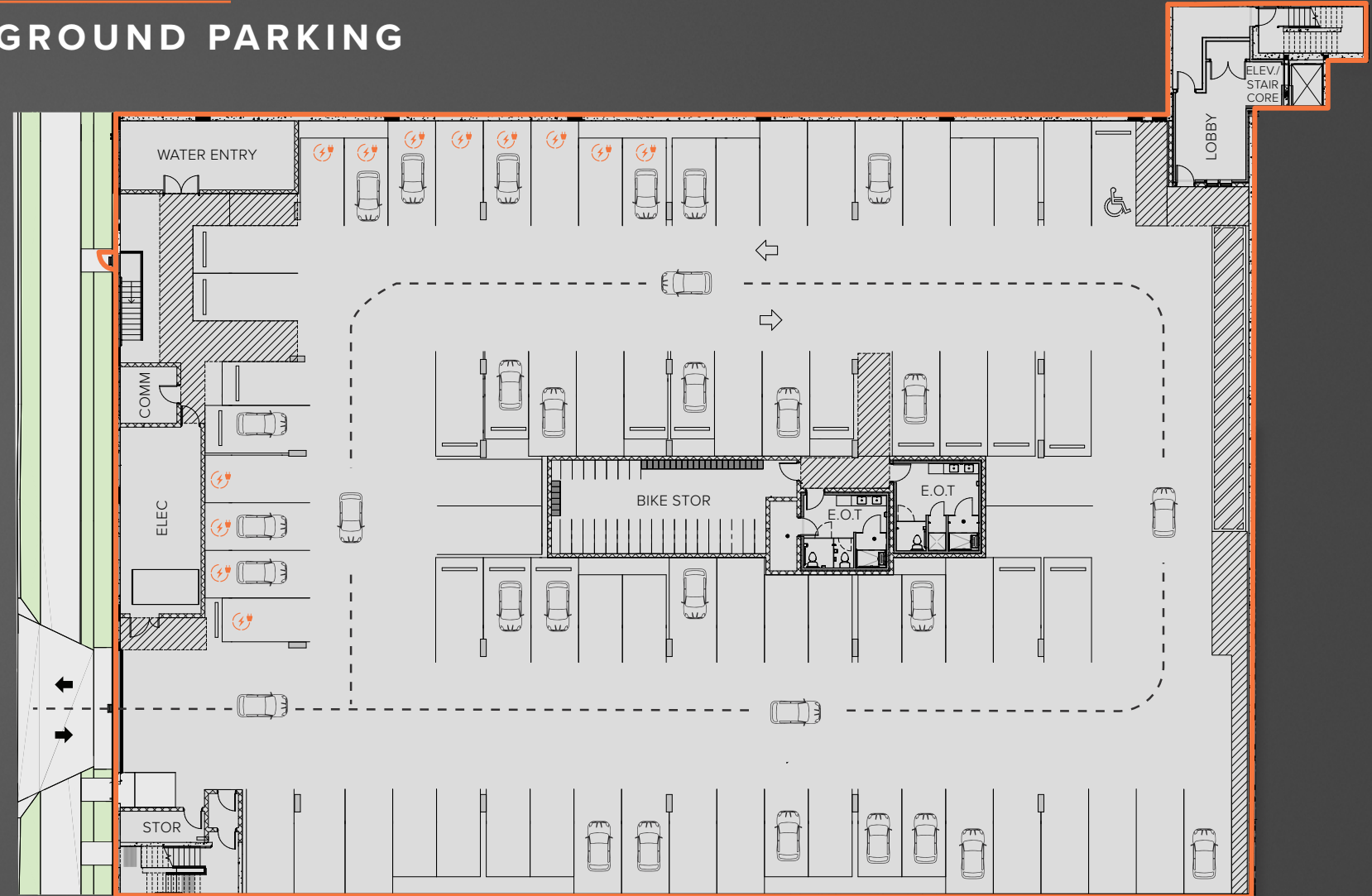


- **LEVEL 3** | Units 305 - 380
- **LEVEL 2** | Units 105 - 175
- **LEVEL 1** | Underground Parking

# 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
<b>BUILDING A</b> 8210 Ross St.	105		FIRM	
	110		FIRM	
	115		SOLD	
	120		SOLD	
	125		SOLD	
	130	3,197	1,081	4,278
<b>BUILDING B</b> 8220 Ross St.	140	5,014	2,644	7,657
	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

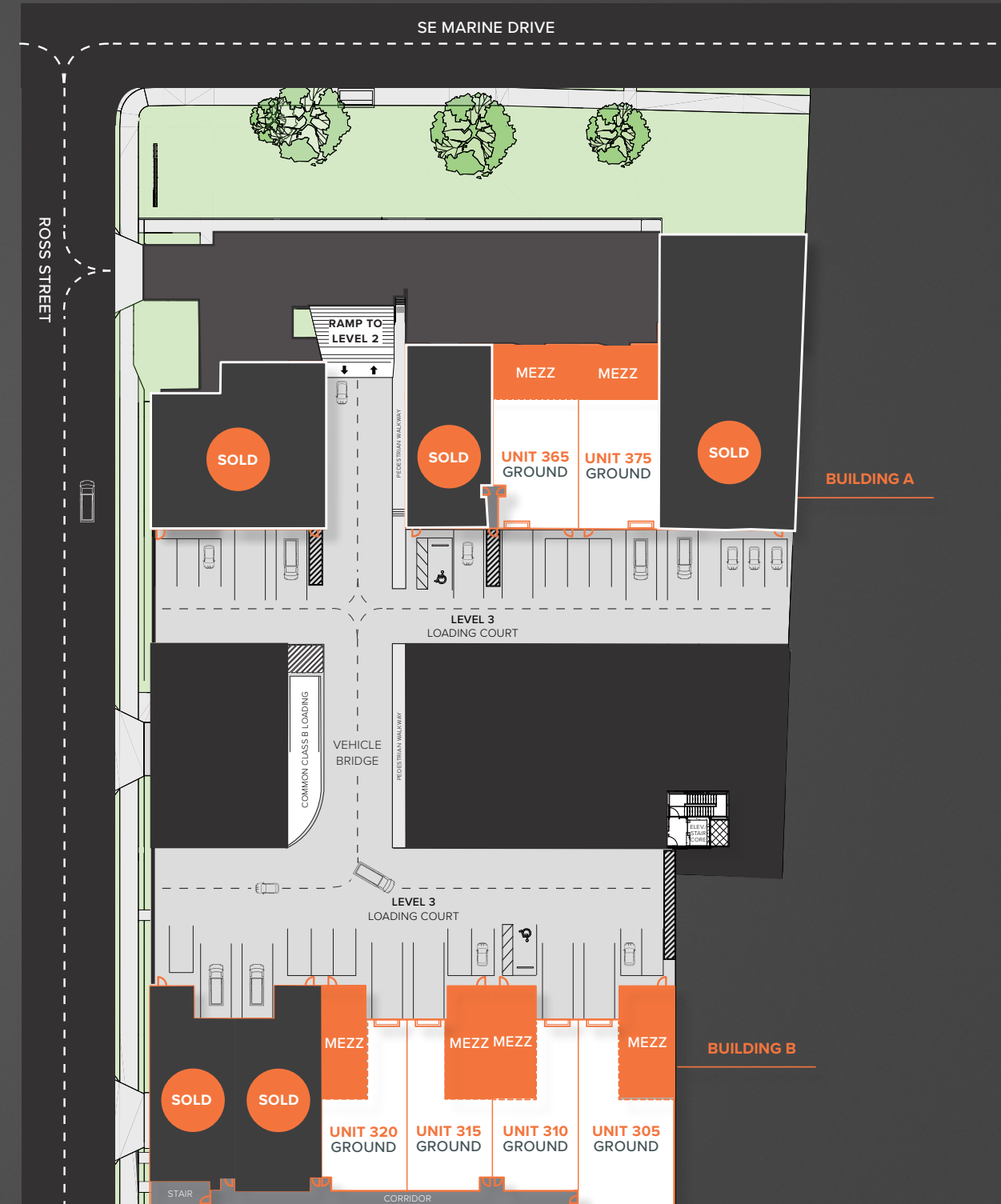


# LEVEL 3

BUILDINGS A & B

## UNITS 305 - 380

	Unit	Ground SF	Mezz SF	Total SF
<b>BUILDING B</b> 8220 Ross St.	305	2,800	910	3,709
	310	2,183	715	2,898
	315	2,223	711	2,934
	320	2,222	711	2,933
	325		SOLD	
	330		SOLD	
<b>BUILDING A</b> 8210 Ross St.	350		SOLD	
	360		SOLD	
	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. Situated in close proximity to the Marine Gateway urban town centre and Marine Drive Canada Line station, 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.



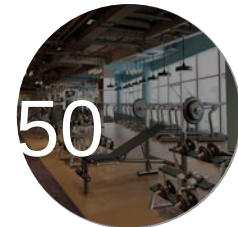
200+  
Retail & Entertainment

- 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



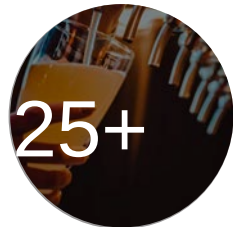
126+  
Food & Beverage

- 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



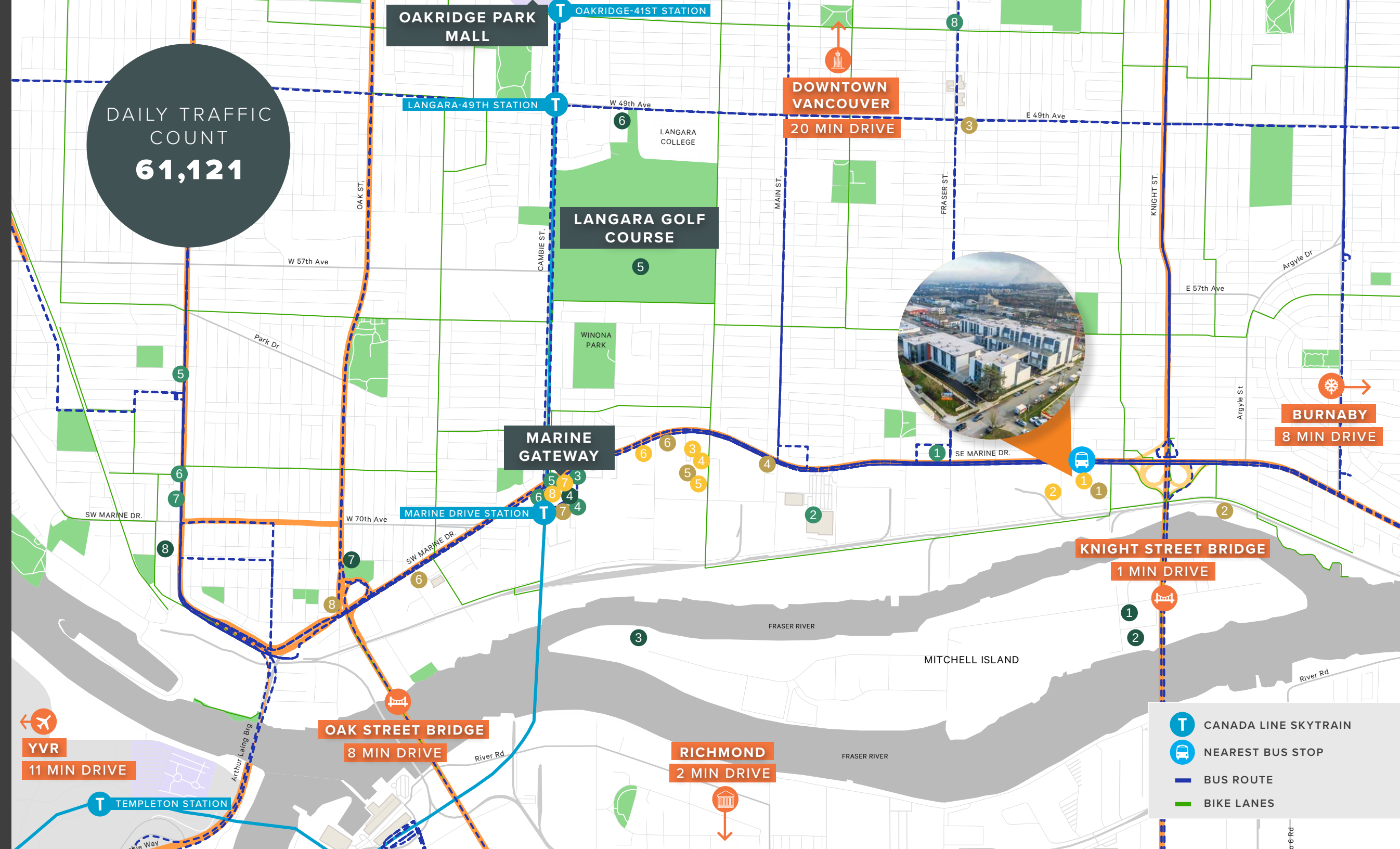
50  
Fitness & Recreation

- 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





# SUNSET

INDUSTRIAL CENTRE

[cbrecanada.com/sunsetindustrialcentre](http://cbrecanada.com/sunsetindustrialcentre)

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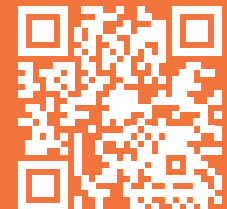
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