

FOR LEASE

STRATA WAREHOUSE



#109 - 8828 Heather St

Vancouver, BC

SUBJECT SPACE

HEATHER ST

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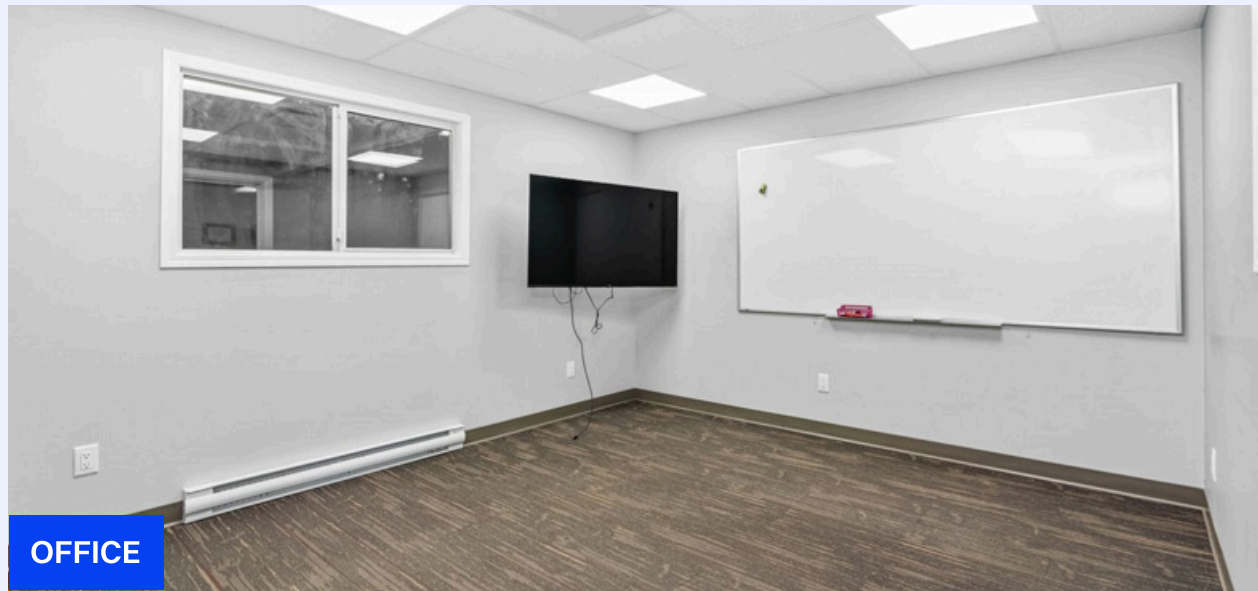
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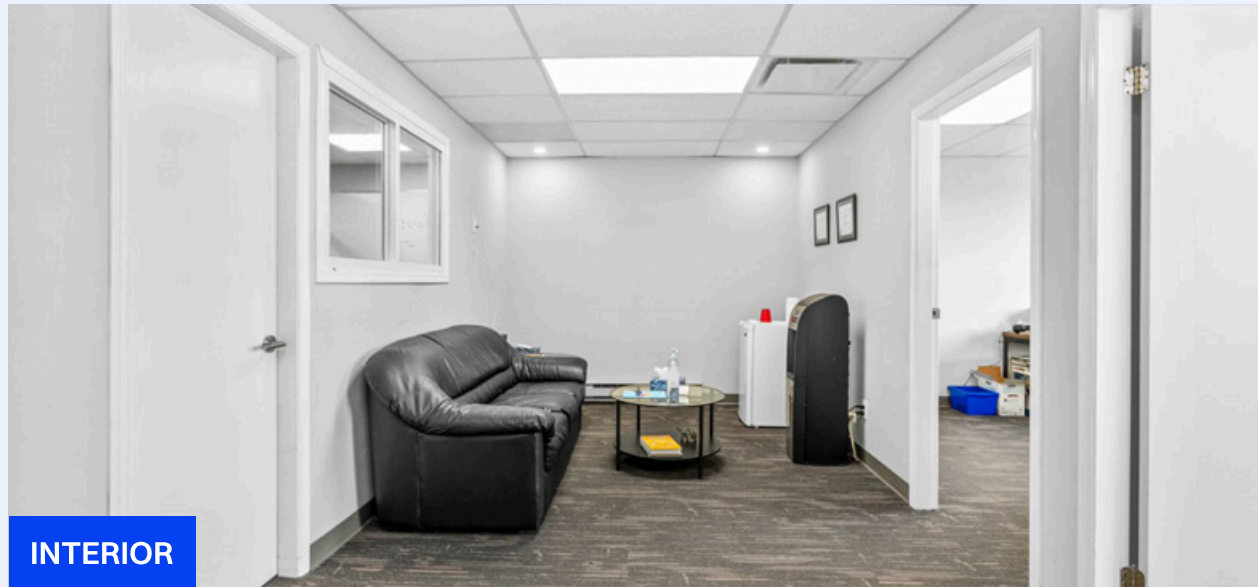
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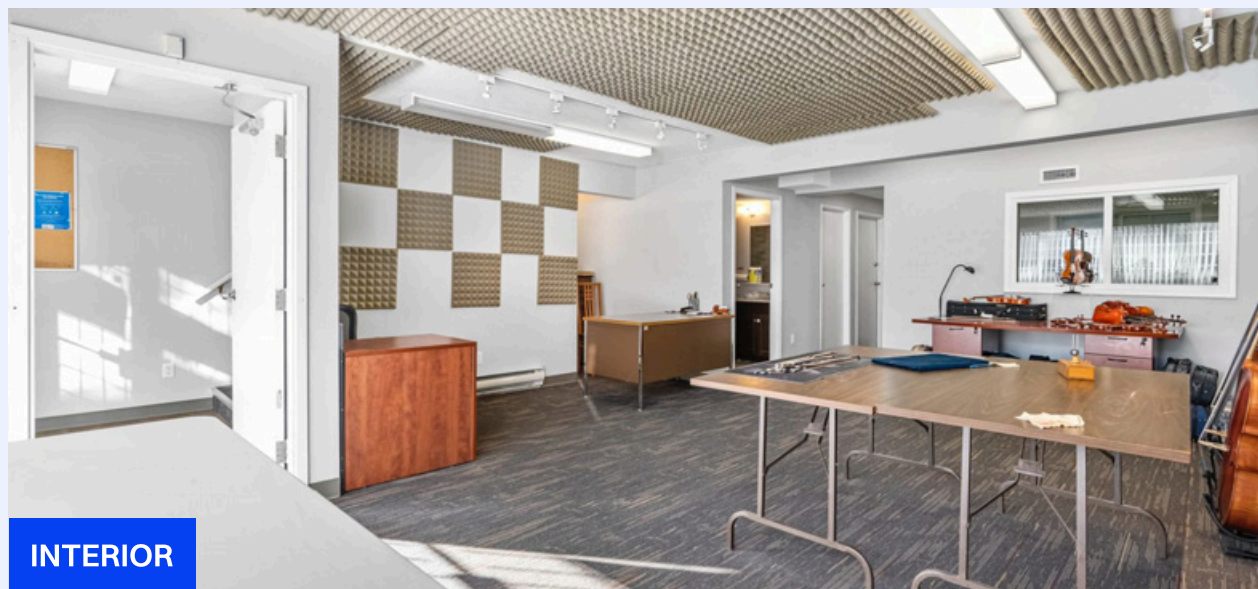
 **STONEHAUS**
REALTY



OFFICE



INTERIOR



INTERIOR

The Opportunity

Iconic Properties Group is pleased to present the opportunity to lease **Unit 109 at 8828 Heather Street, Vancouver**, a well-located industrial unit in the heart of South Vancouver. The premises are situated on the east side of Heather Street between **SW Marine Drive and W Kent Avenue North**, offering convenient access throughout Vancouver and the surrounding Metro Vancouver market.

The offering comprises approximately **1,369 SF of ground-floor industrial space**, featuring **one grade-level loading door** and ceiling heights reaching up to approximately **17 feet**, providing flexibility for a variety of production, manufacturing, storage, office, and related industrial uses. The second-floor mezzanine is not included in the leased premises.

Strategically positioned just **one minute from SW Marine Drive** and approximately **two minutes from Marine Gateway**, the property benefits from excellent connectivity, nearby transit, and access to a wide range of commercial amenities. Zoned **I-2 Industrial**, the unit is well suited to businesses seeking functional industrial space in a central and highly accessible Vancouver location.

HIGHLIGHTS



Flexible Industrial Layout

Approx. 1,369 SF of ground-floor industrial space, featuring a functional layout.



Grade-Level Loading

One grade-level loading door with ceiling heights reaching up to approximately 17 feet.



Versatile I-2 Industrial Zoning

Suitable for a variety of production, manufacturing, storage, office, and related industrial uses.



Prime South Vancouver Location

Just 1 minute from SW Marine Drive and approximately 2 minutes from Marine Gateway.

Property Overview

ADDRESS	#109-8828 Heather St, Vancouver, BC V6P 3S8
NEIGHBOURHOOD	Marpole
PID	016-046-927
ZONING	I-2 Industrial
LEASABLE AREA	1,369 SF
LOADING DOOR	One Grade Level Loading Door
CEILING HEIGHT	17'
WALK SCORE	87 / Very Walkable
TRANSIT SCORE	73 / Excellent Transit
BASE RENT	\$23.50/SF/yr
ADDITIONAL RENT	\$5.26/SF/yr



FRONT ENTRANCE



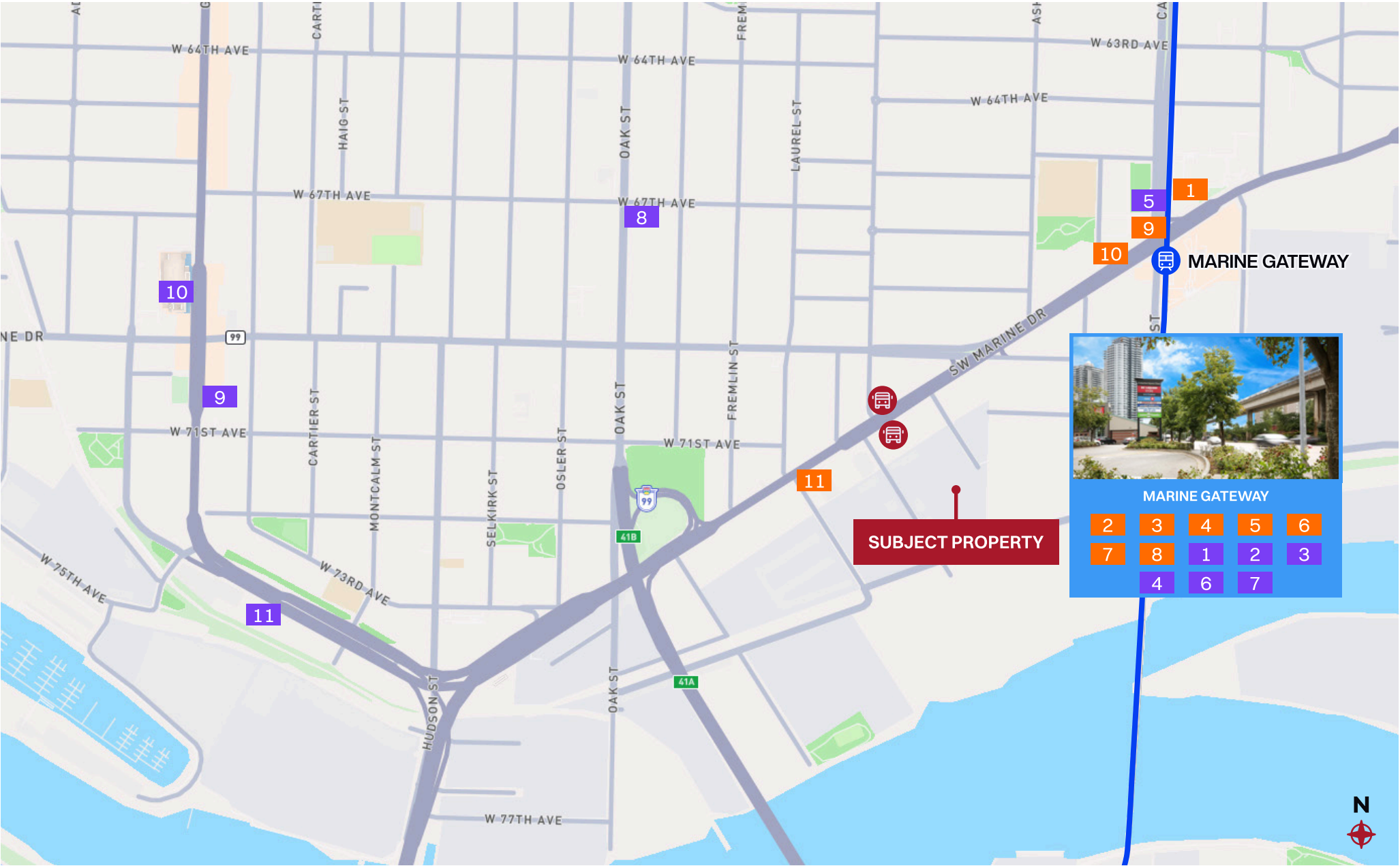
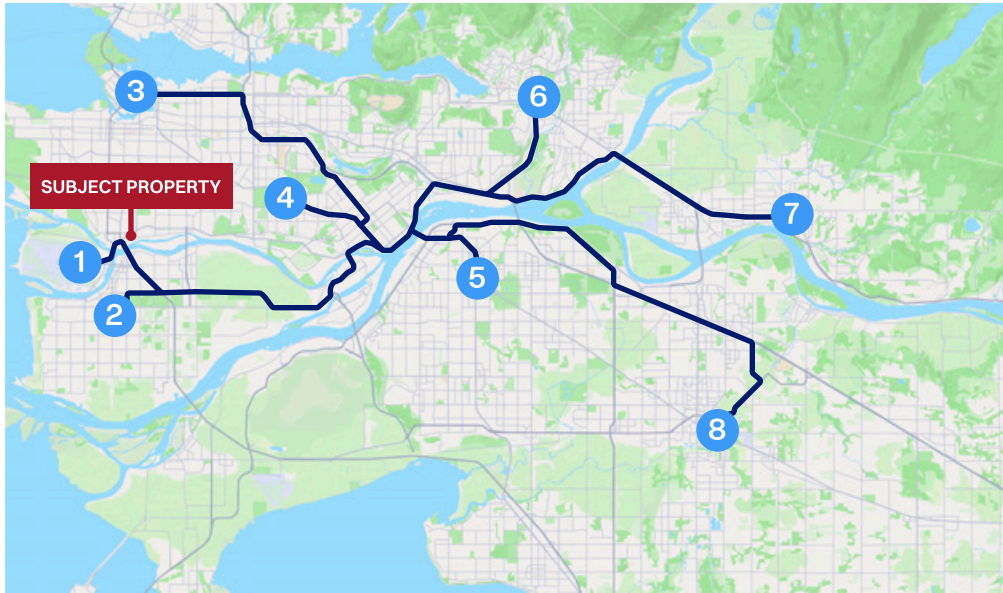
SUBJECT SPACE

Location Overview

Strategically located in South Vancouver, 109-8828 Heather Street offers convenient access to SW Marine Drive, Marine Way, and major transportation routes throughout Metro Vancouver. Key destinations include YVR Airport within 5 minutes, Richmond within 15 minutes, Metropolis at Metrotown within 20 minutes, and Downtown Vancouver and Surrey City Centre within 30 minutes, subject to traffic conditions.

The property is also approximately two minutes from Marine Gateway, providing access to the Canada Line SkyTrain, shopping, restaurants, and everyday amenities, making it an accessible location for employees, customers, and business operations.

Key Destination	Approx. Driving Time
1 YVR Airport	5 minutes
2 Richmond	15 minutes
3 Downtown Vancouver	30 minutes
4 Metropolis at Metrotown	20 minutes
5 Surrey City Centre	30 minutes
6 Coquitlam Centre	50 minutes
7 Maple Ridge	60 minutes
8 Langley City	50 minutes



RESTAURANTS & CAFES

- 1 Bubble Waffle Cafe
- 2 Kinton Ramen
- 3 Dublin Crossing
- 4 Tim Hortons
- 5 Smart N Save Cafe
- 6 A&W
- 7 Freshslice Pizza
- 8 Neptune Palace
- 9 Panago Pizza
- 10 Joy Cafe
- 11 McDonald's

RETAIL & SERVICES

- 1 T&T Supermarket
- 2 BMO Bank of Montreal
- 3 RBC Royal Bank
- 4 CIBC
- 5 Scotiabank
- 6 TD Bank
- 7 Shoppers Drug Mart
- 8 Chevron
- 9 Shell
- 10 Safeway
- 11 Dollarama

#109-8828 HEATHER ST

SKY TRAIN STATION

BUS STOP

Gallery



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Vancouver, BC



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