

# DTZ Barnicke Industrial For Lease

1,414 and 5,677 square foot units



**8914 & 8934 Shaughnessy Street, Vancouver, B.C.**  
South Vancouver's Best Value  
Office/Warehouse Accommodation

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**Location:**

Situated adjacent to the Oak Street Bridge, just one half block south of Marine Drive, 8914 and 8934 Shaughnessy Street offers quick access to key commercial centres in Metro Vancouver, the Canada/US border, and the Vancouver International Airport.

**Site Descriptions:**

The Shaughnessy Street Complex is situated on a fully serviced, level site, offering its tenants over 347' of street front exposure. With three buildings positioned towards the south and west portion of the site, there exists a large paved truck maneuvering and parking area at the rear.

**Building Description:**

There are three multi-tenant buildings which together total approximately 66,000 sq.ft. of warehouse area. All three buildings consist of heavy mill frame construction and are improved with the following features:

- 12' - 24' clear ceiling heights
- 3 phase industrial power
- Large grade level loading doors
- Large showroom area
- 250 lbs per sq.ft. floor load
- Ample parking

**Zoning:**

M-1 (Industrial) allowing for a wide range of uses including: warehousing, manufacturing, assembly and service oriented uses.

**Available Area:**

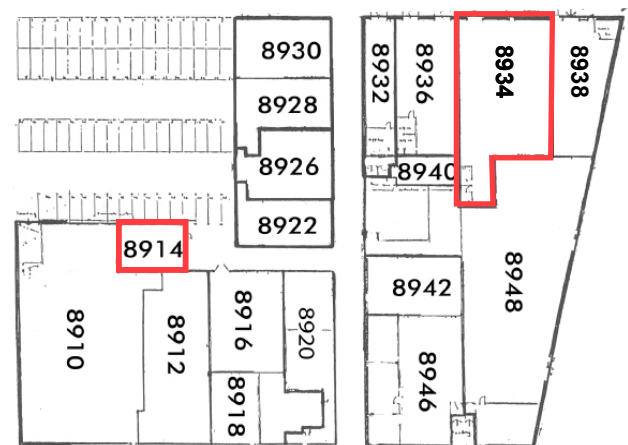
Unit	Sq.Ft.	Available	Lease Rate
8934	5,677	Immediate	\$6.50/sq.ft.
8914	1,414	30 days	\$8.00/sq.ft.

**Lease Term:**

2 to 5 year terms or longer plus applicable options to renew.

**Operating Expenses (2010):**

Budgeted at \$3.43 per sq.ft.



Shaughnessy Street