

**TAKE YOUR BUSINESS
TO NEW HEIGHTS**

8290 ROSS STREET, VANCOUVER, BC

UNIONALLIED
CAPITAL CORPORATION

OPPORTUNITY

- ◆ 30 LIGHT INDUSTRIAL STRATA UNITS
- ◆ TRUE MULTI-LEVEL BUILDING TOTALLING 120,000 SQFT

HQ IS SOUTH VANCOUVER'S NEWEST
INDUSTRIAL DEVELOPMENT, FEATURING
A LIMITED OPPORTUNITY OF 30 LIGHT
INDUSTRIAL STRATA UNITS.

Take the next step in your business journey with modern light industrial space from 2,800 SF and up, including second floor mezzanine, high ceilings and grade loading.

Built to elevate your business, HQ's modern design and efficient layout provides a rare opportunity to own industrial space in Metro Vancouver's low vacancy landscape.



LOCATION

8290 ROSS ST. VANCOUVER, BC

Step away from SE Marine Drive and Knight Street, HQ is centrally located on the corner of Ross Street and East Kent Avenue North in East Vancouver's industrial area. Located along one of East Vancouver's primary transit routes, HQ is one of the most accessible industrial developments in the area. Its convenient location provides easy access to the Lower Mainland via major highways and arterial roads, it makes it easy for your clients, customers and workforce to get to you by car or bus.

TRAVEL TIMES

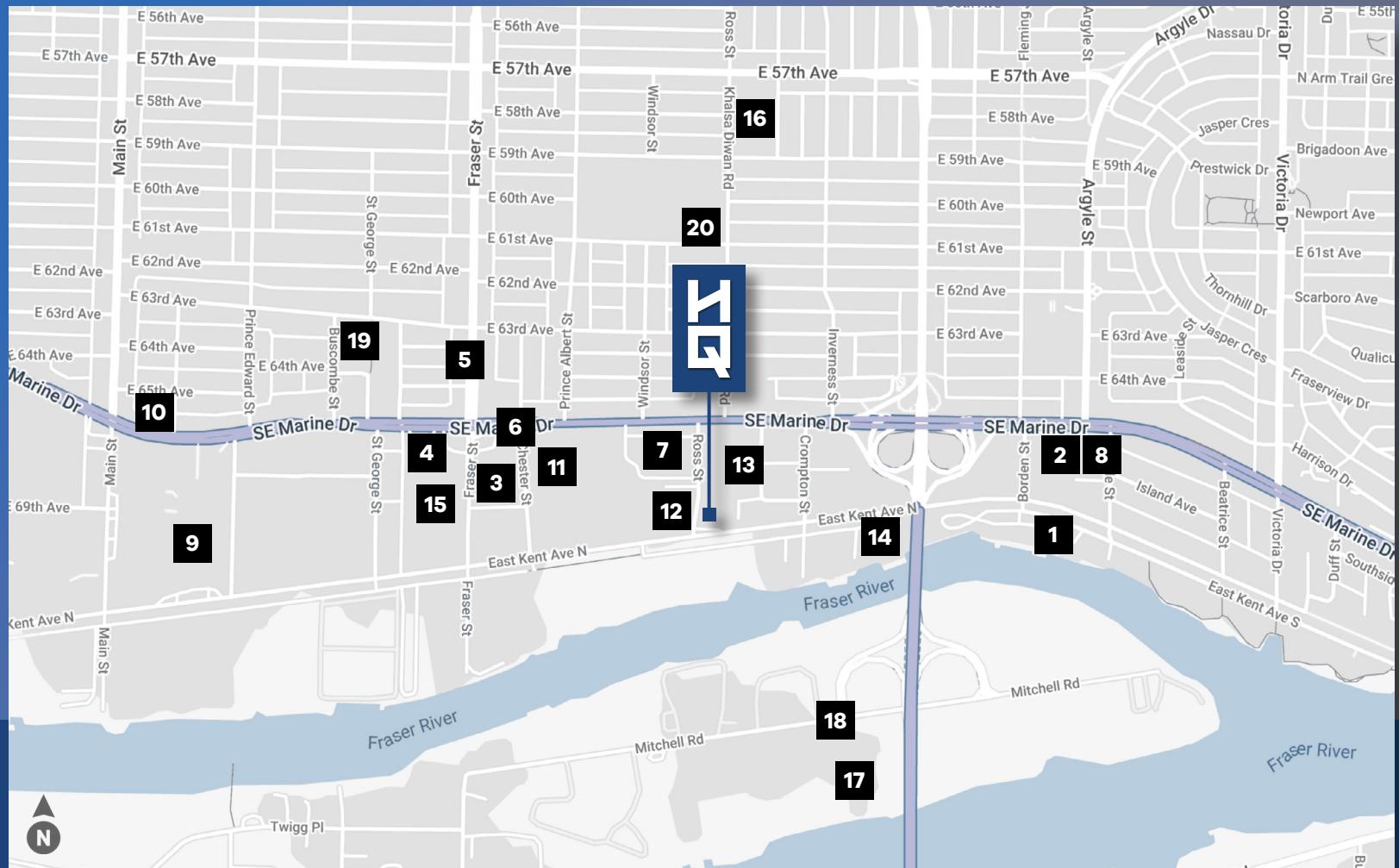
1-MIN to SE Marine Dr. & Knight St.

7-MIN to Westminster Hwy & HWY 91

13-MIN to HWY 99

23-MIN to Downtown Vancouver

25-MIN to HWY 1



RESTAURANT

1. Northern Cafe
2. Flamingo Chinese Restaurant
3. Dosa Corner
4. Subway
5. Tandoori Raj Restaurant

SHOPPING & SERVICES

6. 1010Tires.com
7. U-Haul Moving & Storage
8. Fabricland
9. Real Canadian Superstore
10. Marks Marine Pharmacy
11. Purdys Chocolatier Office
12. SUBWAY Office
13. White Spot Ltd. Office
14. Sketting Head Office
15. Intria Corporate office

BUSINESS & OFFICE

16. Ross Park
17. 6Pack Indoor Beach
18. Badminton Vancouver
19. George Park
20. Moberly Park Tennis Courts

RECREATION



White Spot Ltd. Office



Real Canadian Superstore



U-Haul Moving & Storage

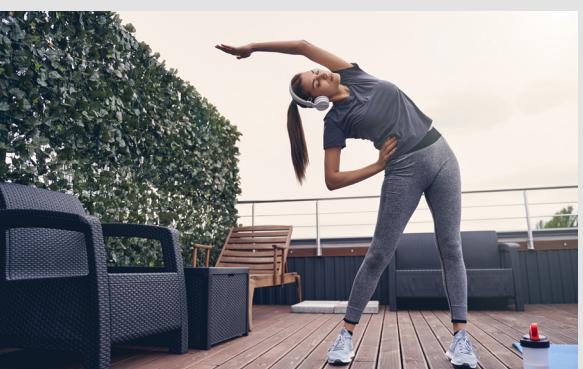
THE SPACES





AMENITIES

- Rooftop amenity deck with an outdoor kitchen, BBQ, and lounge areas for entertaining;
- Convenient end-of-trip facilities;
- Secured parkade;
- Generous common corridor;



UNIT FEATURES



PARKING

2 parking stalls with every unit with an opportunity to purchase 2 more stalls per unit.
(*Secured underground parkade 100 spots)



ELECTRICAL SERVICE

600 volt, 100 amp per unit



CONSTRUCTION

Structural steel construction



ELEVATOR

Direct access to mezzanine



SPRINKLERS

Fully sprinklered for base building



WASHROOM

Fully finished accessible washroom



FLOOR LOAD

Heavy floor load capacity:
• 350 lbs/sf main floor
• 100 lbs/sf mezzanine

ZONING

I2 ZONING LIGHT INDUSTRIAL / COMMERCIAL USES

Warehouse / Cold Storage
(*Bylaw conditional uses)

Wholesale (Class A)

Manufacturing

Trade School

Laboratories

Sales, Rentals & Repairs
(various products)

Daycare

Vehicle Dealership
(*Bylaw conditional uses)

*Contact Listing Agents for full zoning schedule

OWNERSHIP BENEFITS



REALIZE FINANCIAL ADVANTAGES

Capital investments bring long-term value, operating expenses and mortgage interest expenses can be written off, and capital costs allowances provide tax savings.

ENJOY FINANCIAL CERTAINTY

Fixed interest rates mean you can lock in monthly payments.

EXERCISE CONTROL

Avoid annual rent escalations and have a say in your operating expenses.

GAIN REWARDS

Property ownership means you have a long-term investment that can be leased or sold.

BUILD EQUITY

As you pay down your principal, your equity grows.

WELCOME TO A NEW WORLD OF CONCRETE, GLASS AND STEEL.

UNIONALLIED CAPITAL CORPORATION

We are reimagining the possibilities of commercial, industrial and residential development with excellent ideas. We identify and invest in real estate in developed urban centres. By locating areas that exhibit drivers of intensification and generating real estate, we build valued properties.

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KYLE KELOWNA, WEST KELOWNA



HIGH POINT PARK, BURNABY



1290 CLARK, VANCOUVER



VANGUARD STRATA, RICHMOND



1308 ADANAC, VANCOUVER



RIVERSIDE, RICHMOND

DEVELOPER



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