

FOR SALE & LEASE

Marine Landing

617 SF 3rd Floor *Creative Industrial Unit* at Marine Landing



8250 MANITOBA STREET, VANCOUVER

ANDRE ALIE DAY

Personal Real Estate Corporation
Senior Associate
CBRE Limited, The HTFG
andre.alieday@cbre.com | 604-662-5137

VAIBHAV SETH

Sales Associate
Industrial Properties
vaibhav.seth2@cbre.com | 778-316-7513

CBRE

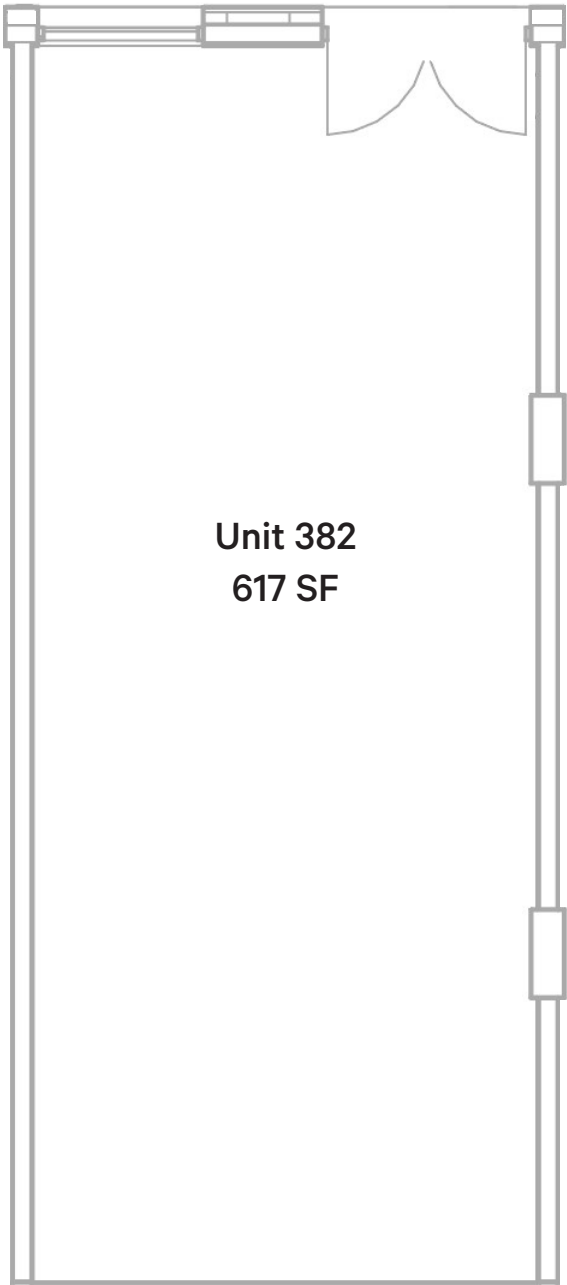
Unit 382 Details

Unit Size	617 SF
Lease Rate	Contact Agent
Strata Fees	\$182.52 per month
Asking Price	\$469,999
Available	Immediately
Parking	1 parking stall included
Ceiling Height	13' ceiling height
Other Highlights	<ul style="list-style-type: none">• 8'w x 10'h overhead door• 1" domestic water capped• 4" sanitary drain capped• 2" sanitary vent capped• HVAC fan coil for heating and cooling provided• 100-amp electrical service

**Conceptual finishes, not to scale.*



Floorplan



**Floorplan not to scale.*

Building Amenities

[View All Amenities](#) 

Common Lounge

Communal lounge with fully operational kitchen for hosting events and celebrations

Parking

50+ oversized parking stalls for sprinter vans and delivery vehicles in secure gated parkade

End of Trip Facilities

Includes bicycle facility with washdown station, repair workshop, and secure underground storage. Full changerooms complete with private showers, custom lockers, and large charging station

Common Rooftop Patio

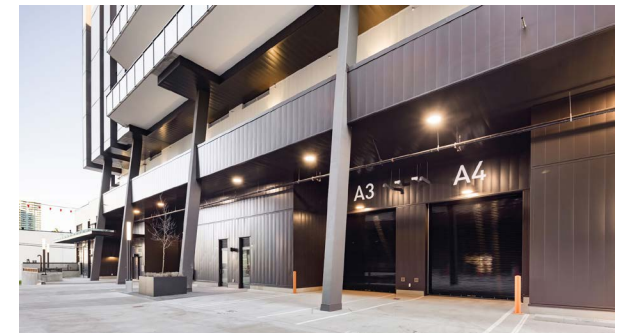
Outdoor rooftop patio with BBQ area, large dog run, and attractive landscaping with outdoor seating

Boardroom

Bookable boardroom with audio/visual presentation equipment and seating

Fitness Centre

State-of-the-art fitness centre and gym with full cardio equipment and weights



Location

Marine Landing is located in South Vancouver, which is the newest industrial neighbourhood in the city. With easy connections to Downtown and Richmond via the Canada Line and quick access to Richmond, Surrey, Delta, and the USA from Marine Drive. It is only a 5-minute drive to Highway 99 and a 10-minute drive to YVR Airport. With a bike score of 90, this is truly a biker's paradise for tenants. This central location means your business is always close to home, the city, and the world.



90

BIKE SCORE



6 MIN WALK TO CANADA LINE



5 MIN TO HIGHWAY 99

10 MIN TO YVR AIRPORT

20 MIN TO DOWNTOWN

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