

**AVISON
YOUNG**

For Sale or Lease

Marine Landing

Unit 238 – 8188 Manitoba Street
Vancouver, BC



2,404 sf flex-industrial unit located in the recently completed Marine Landing development in South Vancouver

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FOR SALE OR LEASE



Marine Landing | Unit 238 – 8188 Manitoba Street
Vancouver

Location

Strategically situated off Marine Drive in South Vancouver, Marine Landing offers convenient access to major transportation routes, including Oak Street Bridge and Knight Street Bridge, providing easy connectivity to Richmond, YVR Airport, and downtown Vancouver. With proximity to major transit lines and the Canada Line SkyTrain, this prime location ensures seamless accessibility for both commuters and visitors.

Property details

UNIT
#238 (SL 11)

LEVEL
2

UNIT SIZE
2,404 sf

ZONING
I-2 (General Industrial) allowing for a variety of storage warehouse, manufacturing, wholesale, recreational, retail, service and associated office uses.

SALE PRICE
\$1,675,000 (\$697 psf)

LEASE RATE
\$25.00 psf, per annum (net)

ADDITIONAL RENT
\$10.00 psf, per annum (2024 estimate)












ESTIMATED MONTHLY GROSS RENT
\$7,011, plus GST

AVAILABILITY
January 2025




Opportunity

Avison Young is pleased to offer a 2,404 sf industrial unit for sale or lease in the recently completed Marine Landing development in South Vancouver. This newly constructed unit features modern finishes, high ceilings, and ample natural light, creating an ideal workspace for a range of industrial uses. The property is equipped with enhanced security features, multiple shared loading areas, large roll-up bay doors and dedicated parking. Situated in a new mixed industrial/office hub, this is an exceptional opportunity for businesses seeking a well-designed, secure, and accessible space in South Vancouver

Unit features

-  15'-9" ceiling heights
-  8' W x 10' H loading door
-  300 lbs/sf floor load capacity
-  Sprinklered
-  HVAC fan coil unit
-  Freight elevator access
-  2 parking stalls in secure underground parking area
-  Access to washrooms, full change rooms complete with private showers, custom lockers, and large changing area
-  Access to end-of-trip bicycle facility with washdown station, repair workshop, and secure underground storage
-  Access to outdoor rooftop patio with BBQ area, large dog run, and attractive landscaping with outdoor seating
-  Access to bookable boardroom with audio/visual presentation equipment and seatings

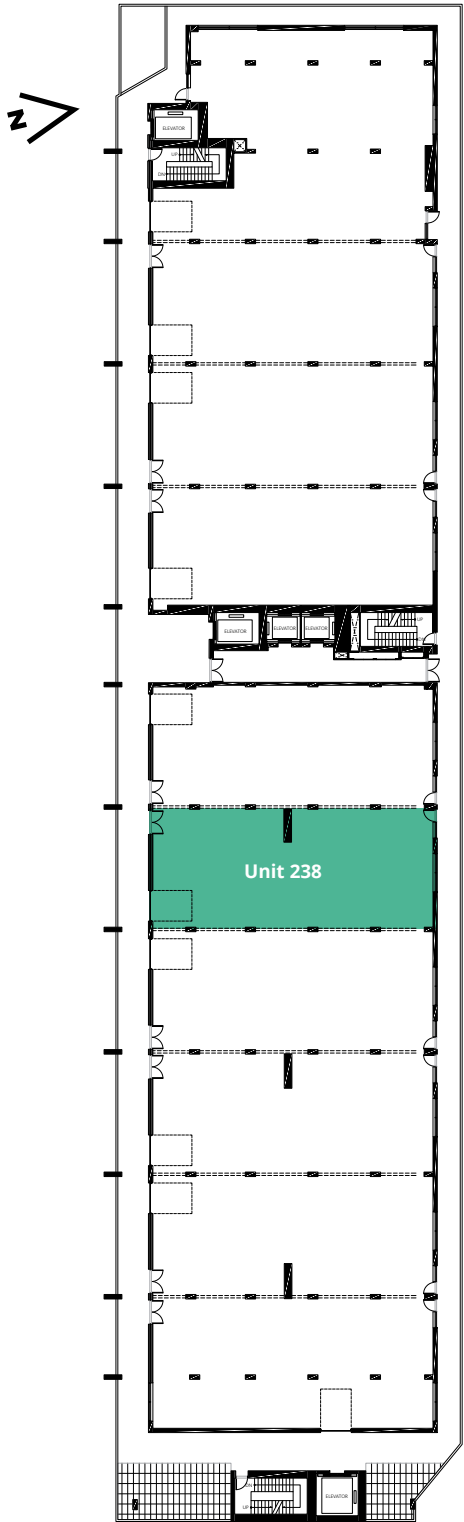
Area highlights

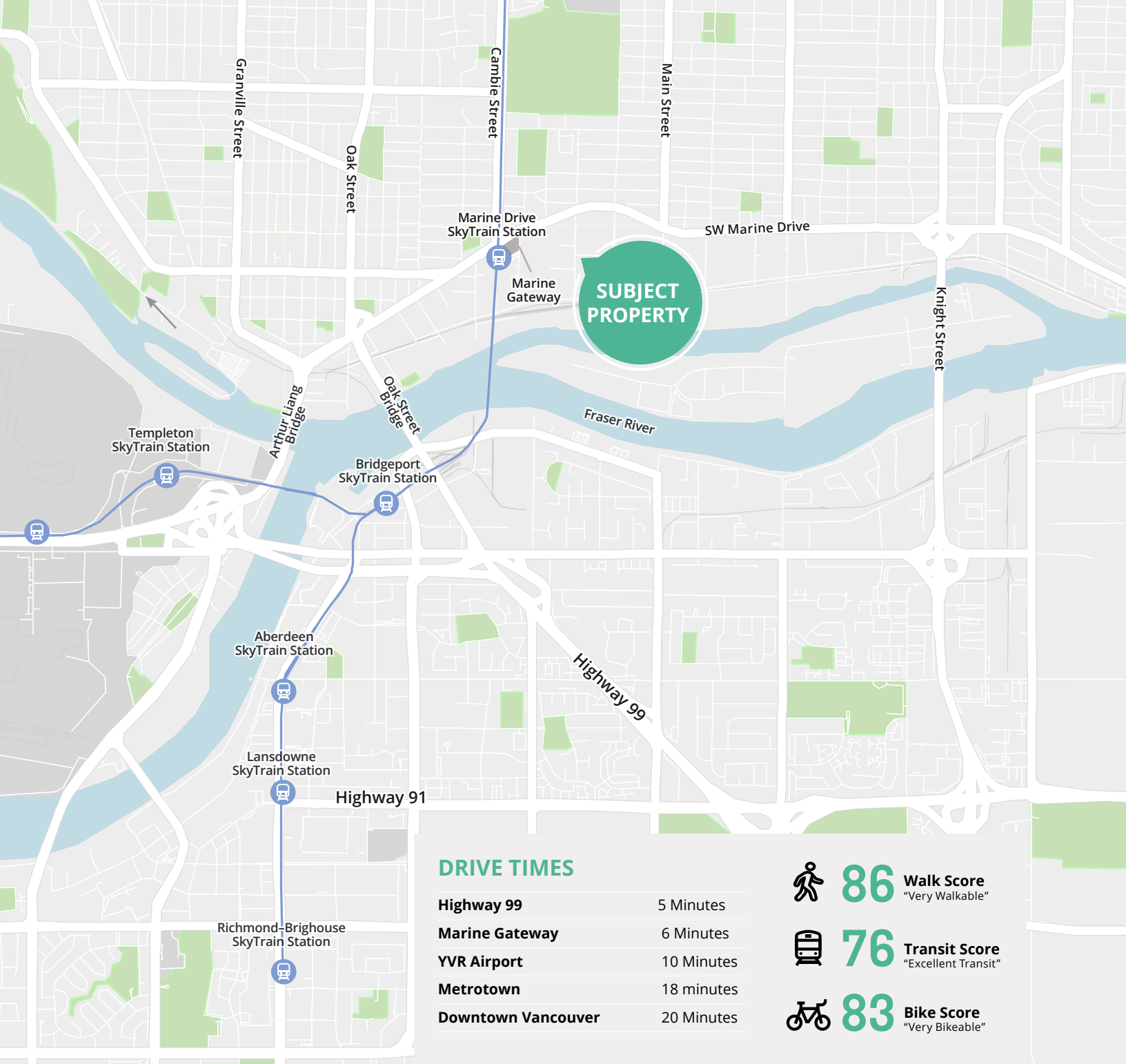
-  New mixed industrial/office hub located in the heart of the city's emerging South Vancouver neighbourhood
-  Easy connections to Downtown Vancouver and Richmond via Marine Drive Canada Line Station (650 meters ; ± 9-minute walk)
-  Proximity to Richmond, Surrey, Delta, and US Border



Floor plan

Building A
(North Building)





DRIVE TIMES

Highway 99	5 Minutes
Marine Gateway	6 Minutes
YVR Airport	10 Minutes
Metrotown	18 minutes
Downtown Vancouver	20 Minutes



86

Walk Score
"Very Walkable"



76

Transit Score
"Excellent Transit"



83

Bike Score
"Very Bikeable"

Contact for more information

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**AVISON
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