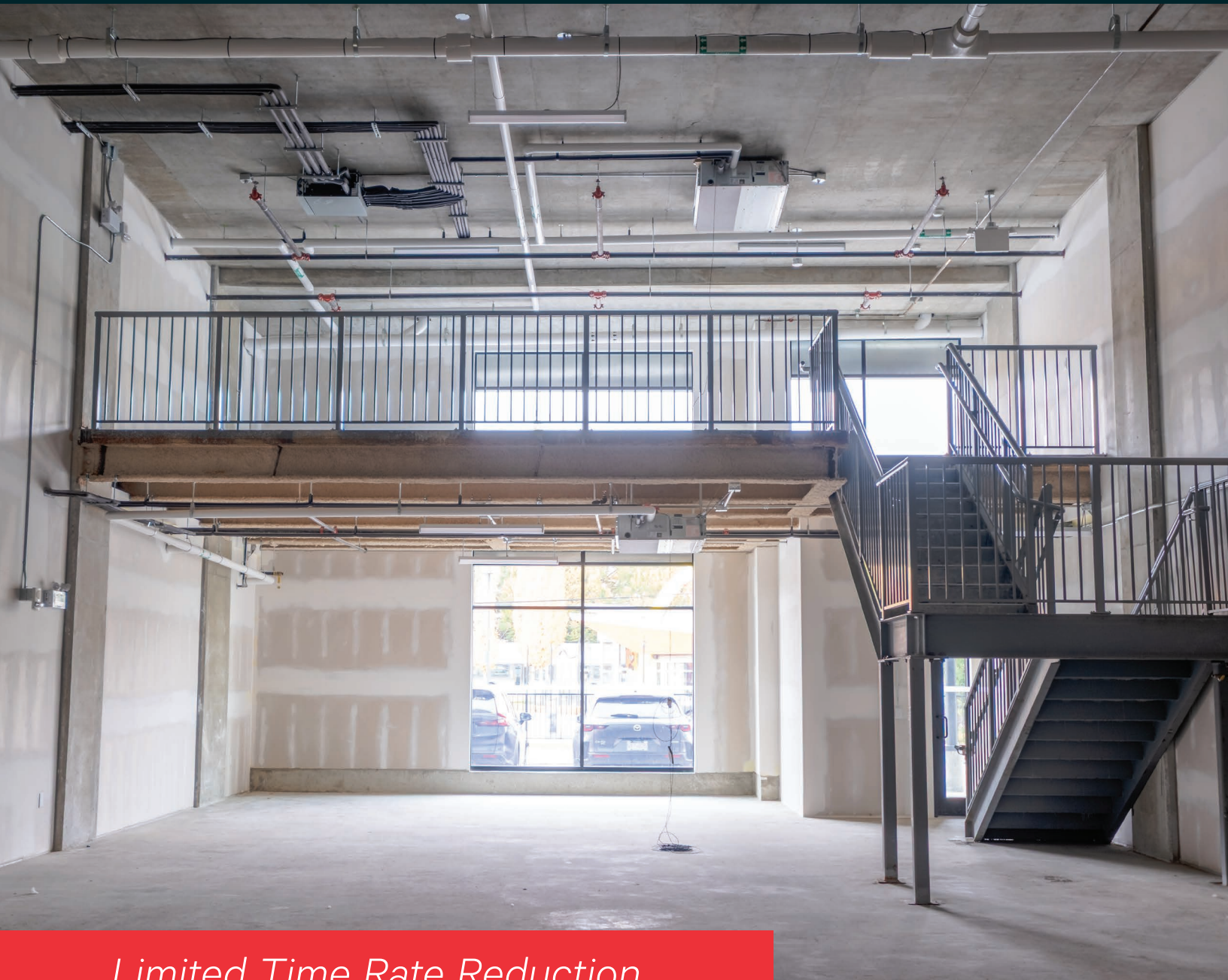


Industrial | For Sale or Lease

**CBRE**

# 8188 Manitoba Street

Vancouver, BC | Unit 109



*Limited Time Rate Reduction*

Last Remaining Ground Floor Industrial Warehouse Unit with  
Oversized Grade Loading in South Vancouver (3,290 SF)





# Features

For Sale or Lease  
8188 Manitoba St. | Vancouver, BC

21' double-height ceiling

Direct access to wide loading bay

12 x 14 Oversized grade loading door

Engineered floors with increased load capacity

Centralized loading corridor at grade

Spacious delivery facilities make logistics easier

Rough-In plumbing for future washroom

Abundant amenities

## Parking Features

- 3 high-performance freight and 2 passenger elevators per building
- 9' clear ceilings to allow for Sprinter van access and loading
- Over 50 ten-foot wide, oversized parking stalls for secure Sprinter van parking
- Over 400 regular-sized parking stalls for passenger vehicles
- Over 100 secure bicycle parking spaces
- 46 electric vehicle charger stalls
- Dedicated car share parking location
- On-site garbage and cardboard compactors for easier waste and recycling removal

## Building Features

- Lobby**  
A dramatic double-height lobby lends a sense of expansion and enlargement to the building's opening.
- Security**  
Enhanced security features throughout the building.
- Office**  
Office levels to meet Step Code 2 to reduce energy usage and provide clean air.
- Rooftop**  
Rooftop patio space available for tenants for team building and after-work bonding.

# The Opportunity

CBRE Limited and the Industrial & Logistics team are pleased to present this opportunity to lease or purchase this unique industrial space at Marine Landing.

Marine Landing is a newly constructed development that offers adaptable and thoughtfully designed industrial spaces tailored to meet your business needs. With its forward-thinking architecture and spacious delivery facilities, this state-of-the-art facility makes it easy to connect with customers, suppliers, and explore new opportunities.

Complemented by a full suite of industrial-relevant amenities, Marine Landing enhances your ability to engage with stakeholders and discover fresh possibilities for growth.



Marine Landing | 8188 Manitoba St., Vancouver, BC

### Available Area

#### Unit 109

Main Floor	2,450 SF
Mezzanine	840 SF
Total	3,290 SF

~~Unit 115~~ **LEASED**

Main Floor	2,490 SF
Mezzanine	852 SF
Total	3,342 SF

### Asking Lease Rate

Reduced from ~~\$24.00 PSF (net)~~  
to **\$19.50 PSF (net)**

### Zoning

#### IL (Light Impact Industrial)

Allowing for a wide range of industrial uses with minimal environmental impact.

### Year Built

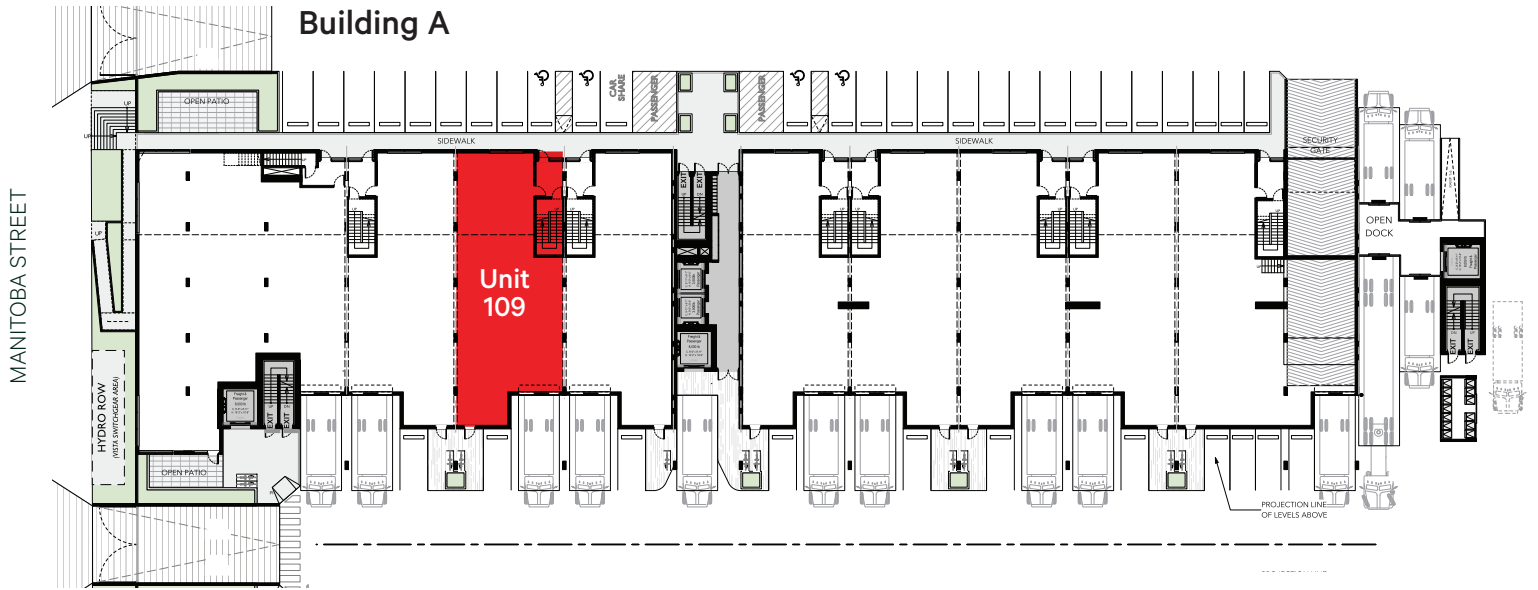
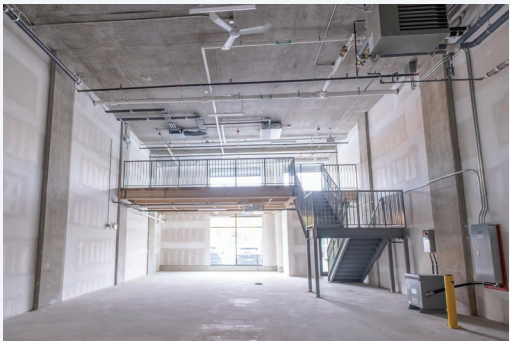
2024

### Additional Rent

\$10.13 PSF (2026 est.)

### Availability

Immediate



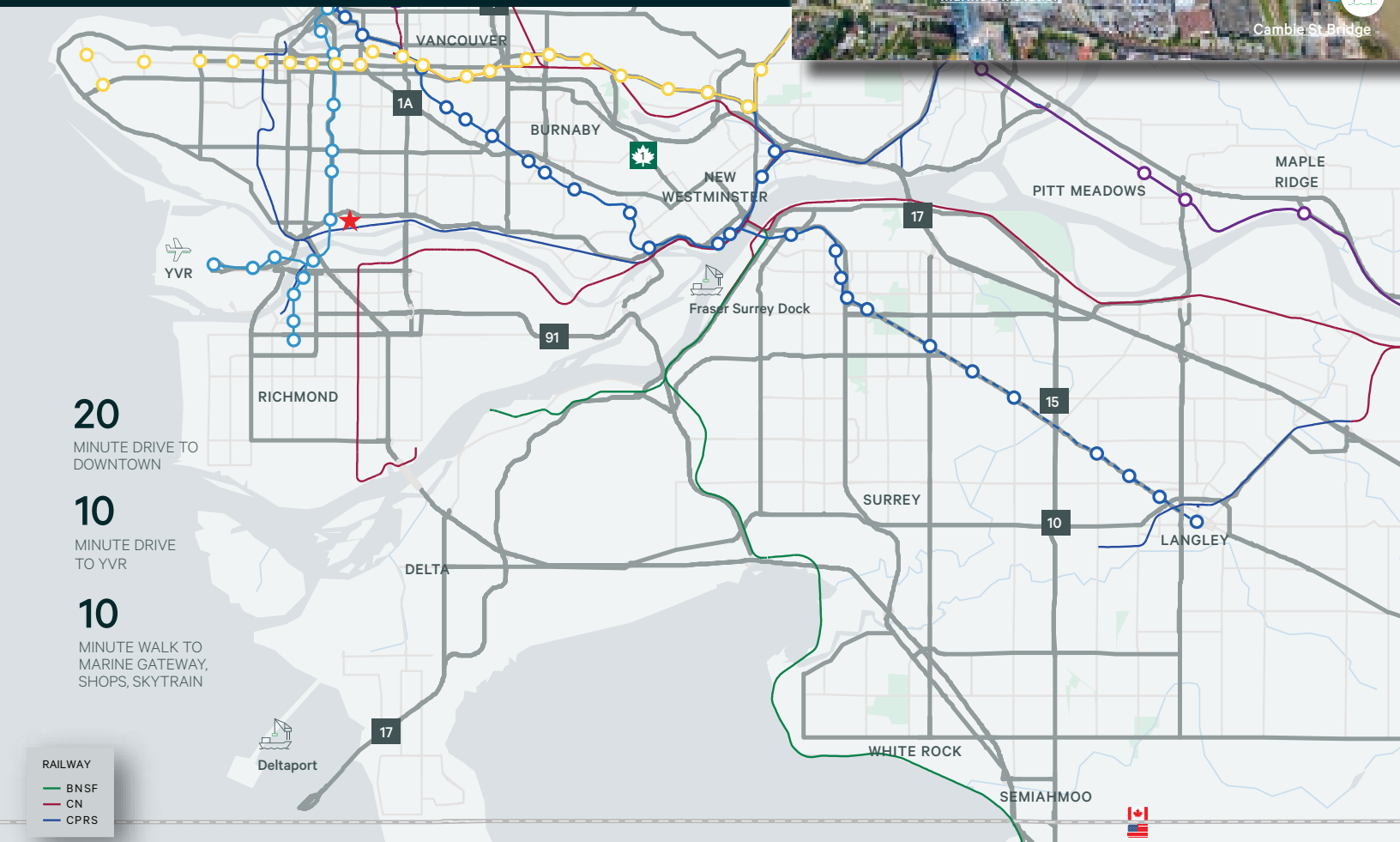
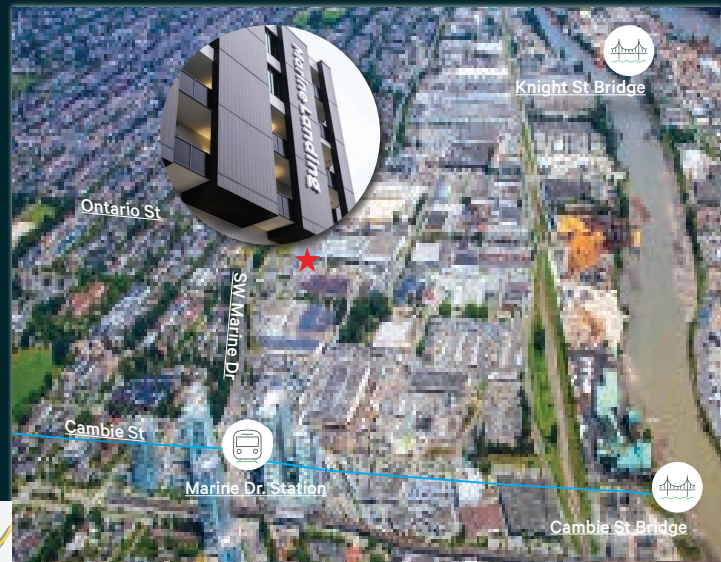


# For Sale or Lease

## Marine Landing

8188 Manitoba Street | Vancouver, BC

Marine Landing is situated in the heart of South Vancouver, providing convenient access to major thoroughfares, bridges, and the YVR International Airport. The location is steps away from Marine Drive Canada Line SkyTrain station and several rapid transit routes to all areas around Metro Vancouver. Adjacent is the Marine Gateway urban town centre offering retail stores, restaurants and entertainment services. Residential developments and utility upgrade projects are in process, contributing to a more sustainable and livable neighbourhood. The neighbourhood is also home to the highly anticipated Oakridge development, the largest development in Vancouver's history that will consist of 4.5 million square feet of space for retail, residential, and office and more.



20  
MINUTE DRIVE TO  
DOWNTOWN

10  
MINUTE DRIVE  
TO YVR

10  
MINUTE WALK TO  
MARINE GATEWAY,  
SHOPS, SKYTRAIN

RAILWAY  
BNSF  
CN  
CPRS

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# CBRE

[www.cbre.com](http://www.cbre.com)

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