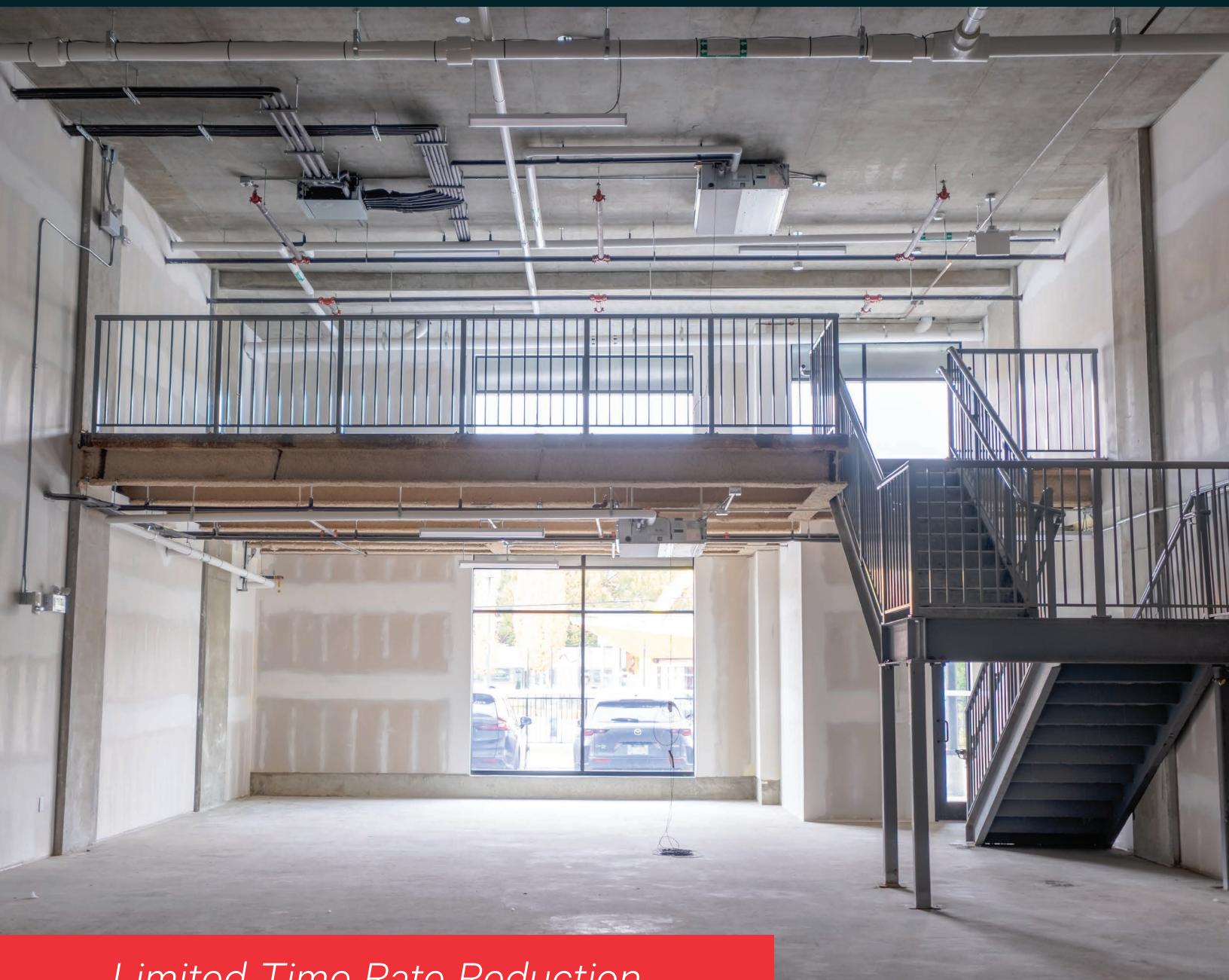


Industrial | For Sale or Lease

CBRE

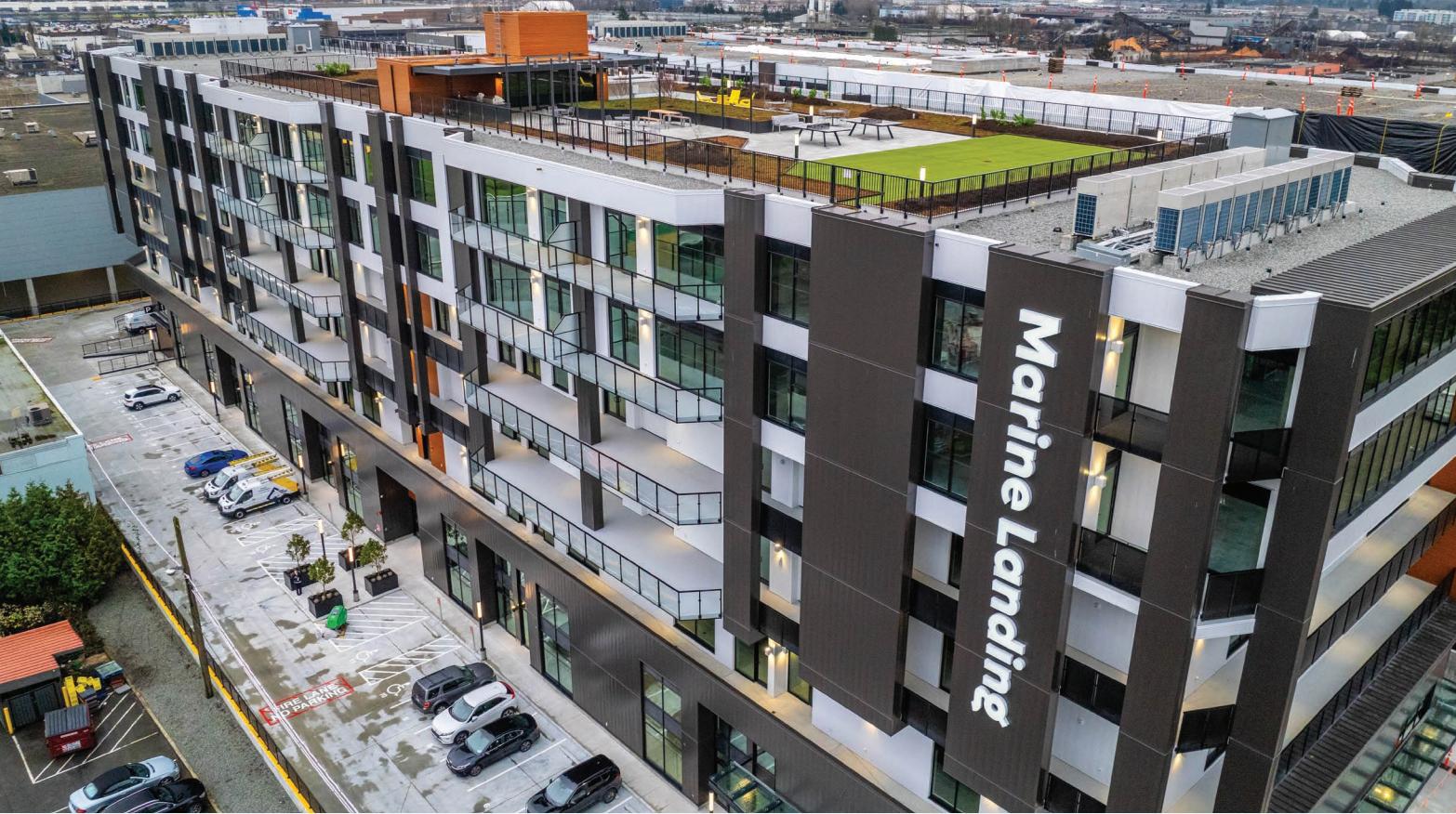
8188 Manitoba Street

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)



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.

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

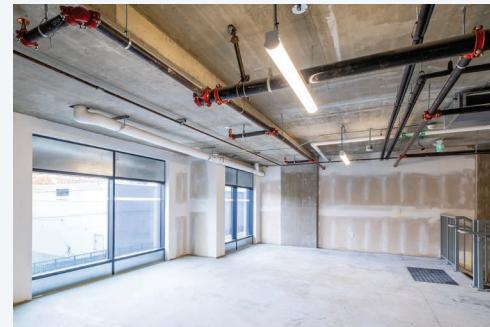
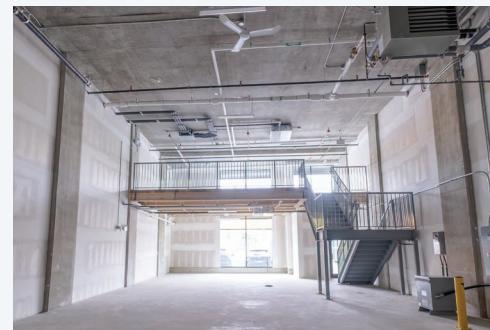
Asking Lease Rate

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

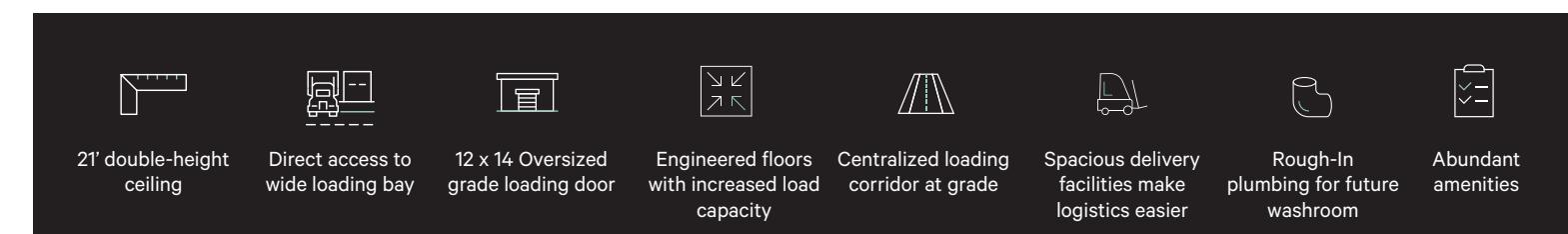
Additional Rent

\$10.13 PSF (2026 est.)

Availability

Immediate

Features



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

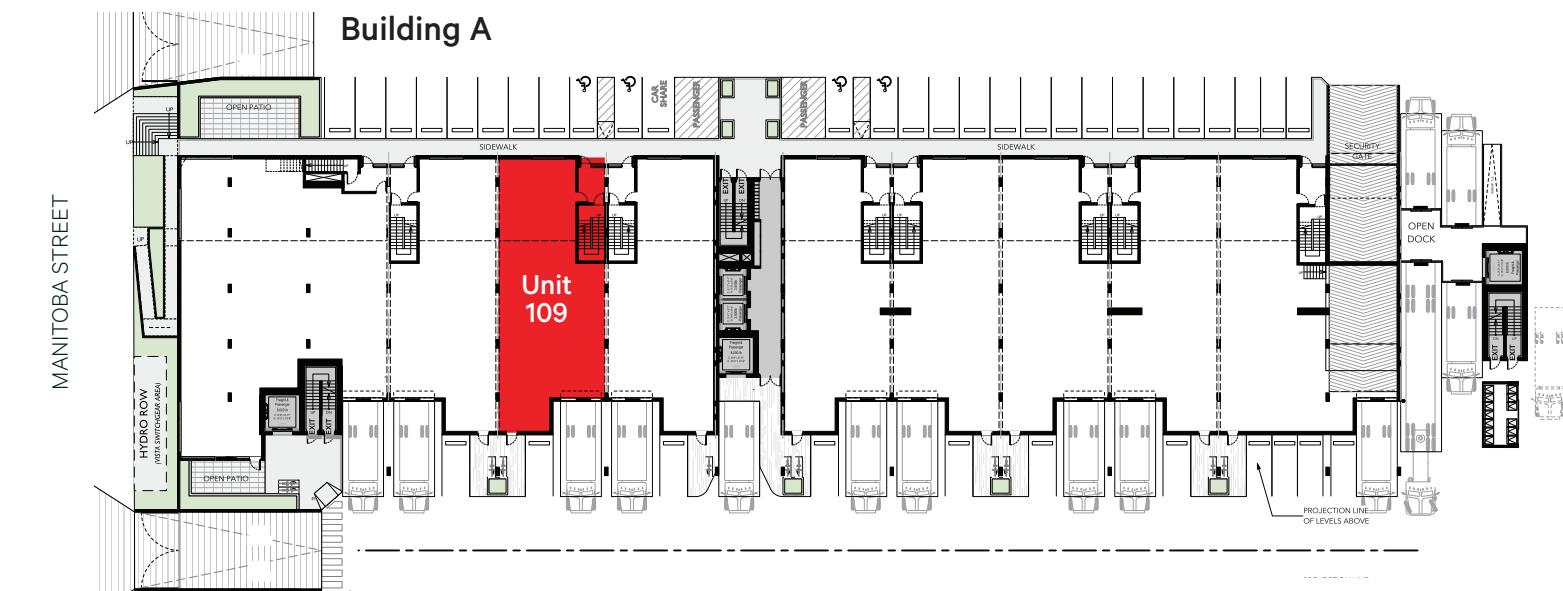
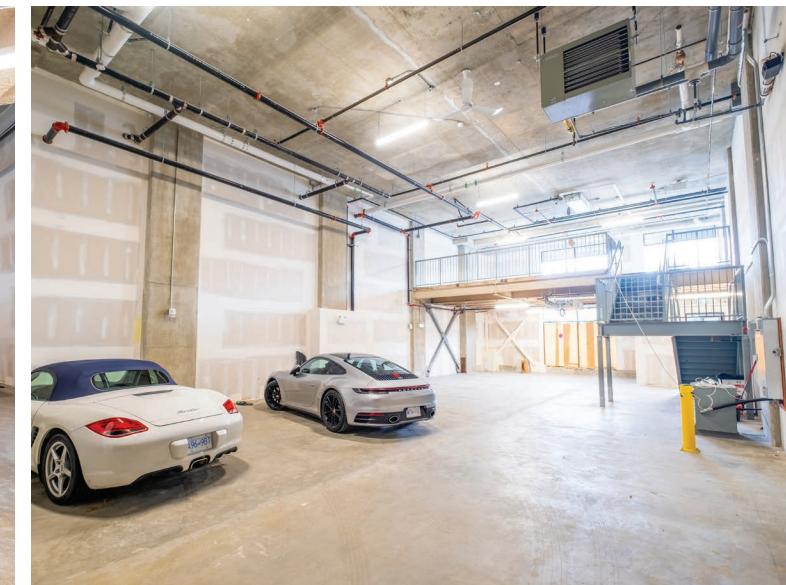
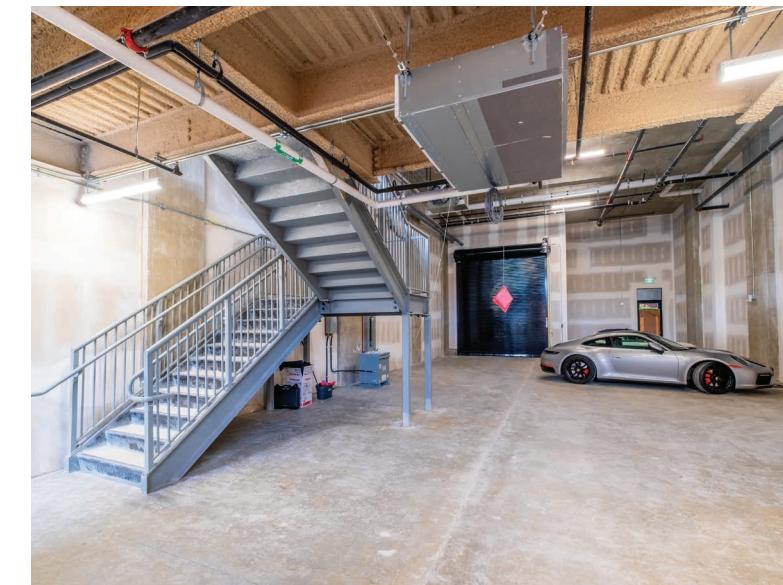
Enhanced security features throughout the building.

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.

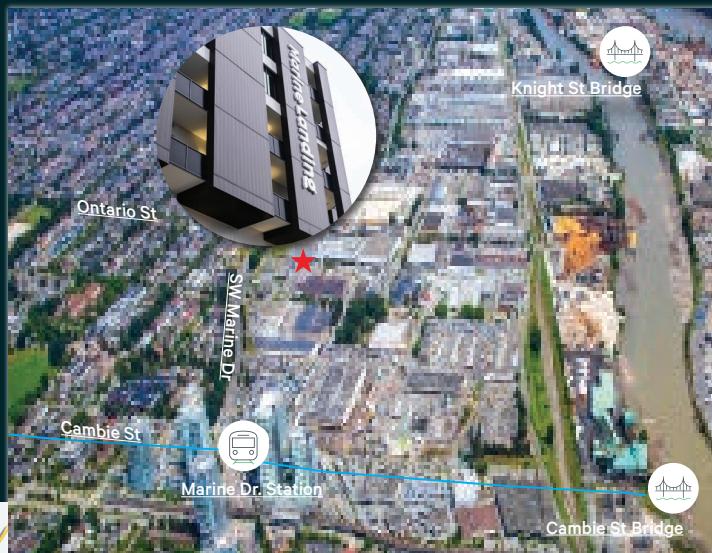


For Sale or Lease

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.



Contact

Justin Fisher

Personal Real Estate Corporation
Vice President | Industrial Properties
604 662 5150
justin.fisher@cbre.com

Daniel McGauley

Personal Real Estate Corporation
Senior Vice President | Industrial Properties
604 662 5186
daniel.mcgauley@cbre.com

Shaun Bucke

Senior Associate | Industrial Properties
604 662 5121
shaun.bucke@cbre.com

CBRE

www.cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.