

8252 Manitoba Street

Vancouver, BC

Up to 1.65 Acres of Fenced, Graveled, and Secured Industrial Land
Centrally Located in South Vancouver Directly Off SE Marine Drive



Contact

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Availabilities

Lot A

0.24 Acres of Industrial Land with Improved Office

Space Features

Fully paved yard area

1,201 SF of modern, improved office

9 parking stalls

One (1) universal washroom in office

Fibre Optic Internet available

View Office Plan



Lot B

Up to 1.41 Acres of Industrial Land

Space Features

8' construction fenced surrounding site

Three (3) Floodlights

Graveled yard area

Secured and gated site

Property Details

Leasable Area

Lot A - 0.24 Acres (10,516 SF) with 1,201 SF improved office space
Lot B - Up to 1.41 Acres (61,295 SF)

Available

Lot A - Immediately
Lot B - Immediately

Term

18 to 24 months

Gross Lease Rate

Contact Listing Agents

Zoning

I-2 (Industrial)

The Opportunity

CBRE is pleased to present this strategically located industrial land site situated off SE Marine Drive, within the transforming South Vancouver commercial neighbourhood.

The site benefits from exceptional accessibility throughout Metro Vancouver, being positioned between downtown Vancouver and the YVR International Airport near Oak Street Bridge and Knight Street Bridge.

The site offers two opportunities ranging from 0.24 acres (10,516 SF) of fully paved yard, improved with a 1,021 SF office, to 1.41 acres (61,295 SF) of graveled industrial yard.

Site Plan

The site plan shows Lot A (green) and Lot B (grey). Lot A is located on the left side of the plan, adjacent to MANTOBA STREET. Lot B is the larger area on the right. Dimensions are provided for various boundaries: 131.720m for the top boundary of Lot B, 131.521m for the bottom boundary of Lot B, 53.905m for the right boundary of Lot B, 53.884m for the left boundary of Lot A, and 20'-1 7/8" for a specific boundary of Lot A. The plan also shows easements: EASEMENT Ex PLAN 18753 and EASEMENT Ex PLAN 18754. A north arrow is located near the top left of Lot A.

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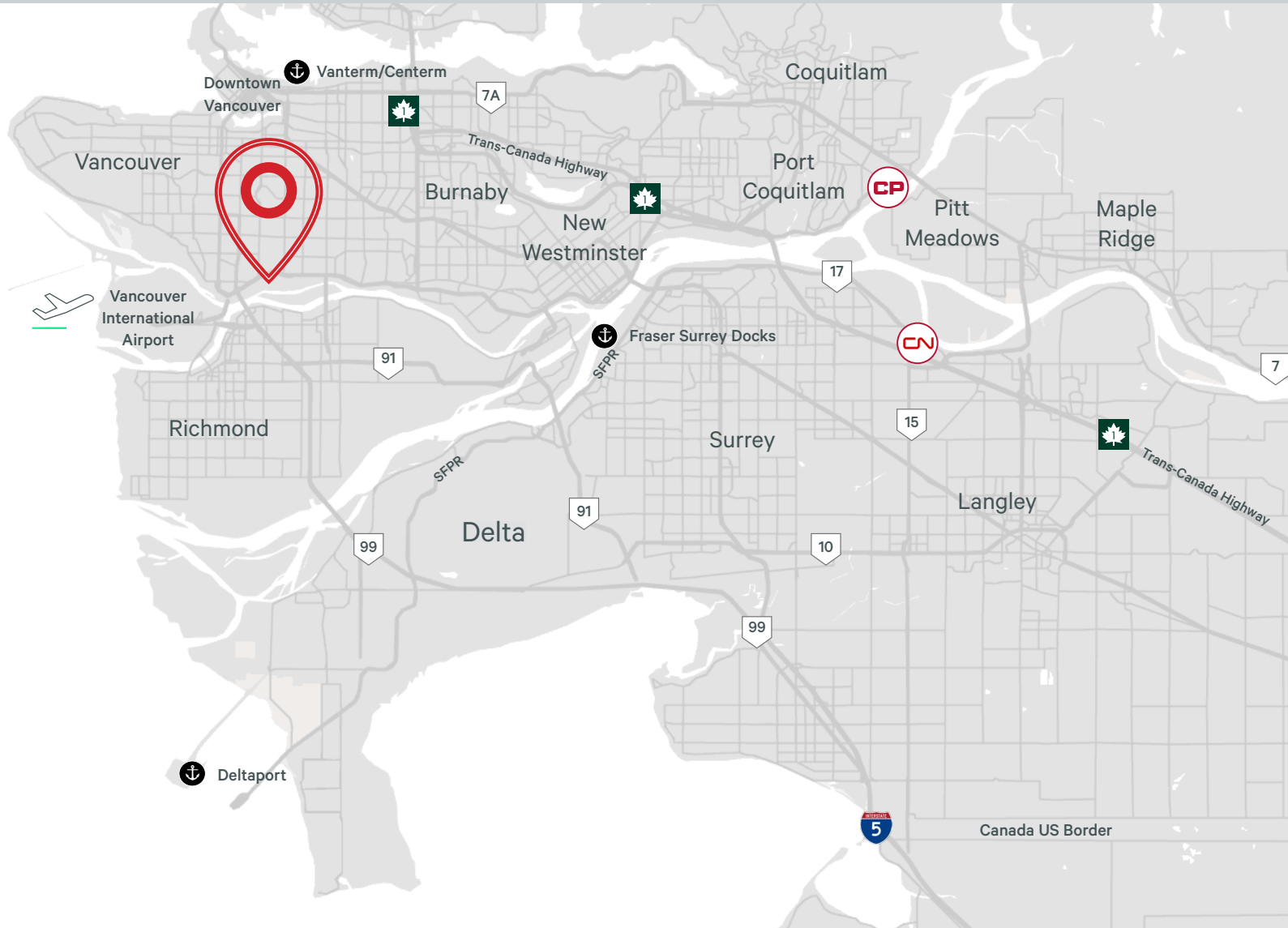
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Industrial Land | For Lease



DRIVE TIME IN MINUTES

<1 Southeast Marine Drive | **2** Marine Gateway | **4** Oak Street Bridge / Highway 99 | **4** Arthur Laing Bridge | **4** Knight Street Bridge | **7** Vancouver International Airport | **15** Downtown Vancouver



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CBRE

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