

FOR LEASE | INDUSTRIAL  
**UNIT 109 - 8232 MANITOBA STREET**  
VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **4,978 SF Brand New Flex Industrial Unit in the Heart of South Vancouver**
- ▶ **Ground Floor End Cap Unit**
- ▶ **Marine Landing**

**Chris McIntyre**  
*Personal Real Estate Corporation*  
D 604.630.3392 C 604.889.0699  
chris.mcintyre@lee-associates.com

**Ryan Barichello**  
D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER





**Opportunity**

To lease brand new warehouse space in a high-profile, contemporary industrial/office development in the heart of South Vancouver. Marine Landing offers smart business features and cutting-edge amenities thoughtfully crafted to meet the needs of today's forward-thinking business innovators and entrepreneurs.

**Location**

Located at the intersection of SW Marine Drive and Manitoba Street in South Vancouver's vibrant emerging industrial district, Marine Landing is the ultimate mixed-use hub for businesses to thrive. With Marine Gateway Canada Line Station just steps away, this prime location offers unmatched convenience and connectivity for businesses to grow and succeed.

**Features**

- ▶ 12' x 14' grade loading door
- ▶ Four (4) underground parking stalls
- ▶ Approximately 21' foot clear warehouse ceiling heights and 11' foot clear under the mezzanine
- ▶ 200A 3-phase electrical power
- ▶ HVAC throughout the unit
- ▶ Gas-fired warehouse heater
- ▶ LED lighting
- ▶ 300 lbs. PSF floor load
- ▶ NFPA-13 rated sprinkler system
- ▶ Social lounge with full kitchen on the 6th floor
- ▶ Outdoor rooftop patio with BBQ area
- ▶ State-of-the-art fitness centre, full changing rooms with private showers
- ▶ High-speed fibre optic internet throughout the building

**Available Area**

Mezzanine	1,438 SF
Warehouse	3,540 SF
<b>Total</b>	<b>4,978 SF</b>

**Zoning**

I-2 (Industrial)

**Basic Lease Rate**

\$25.00 PSF

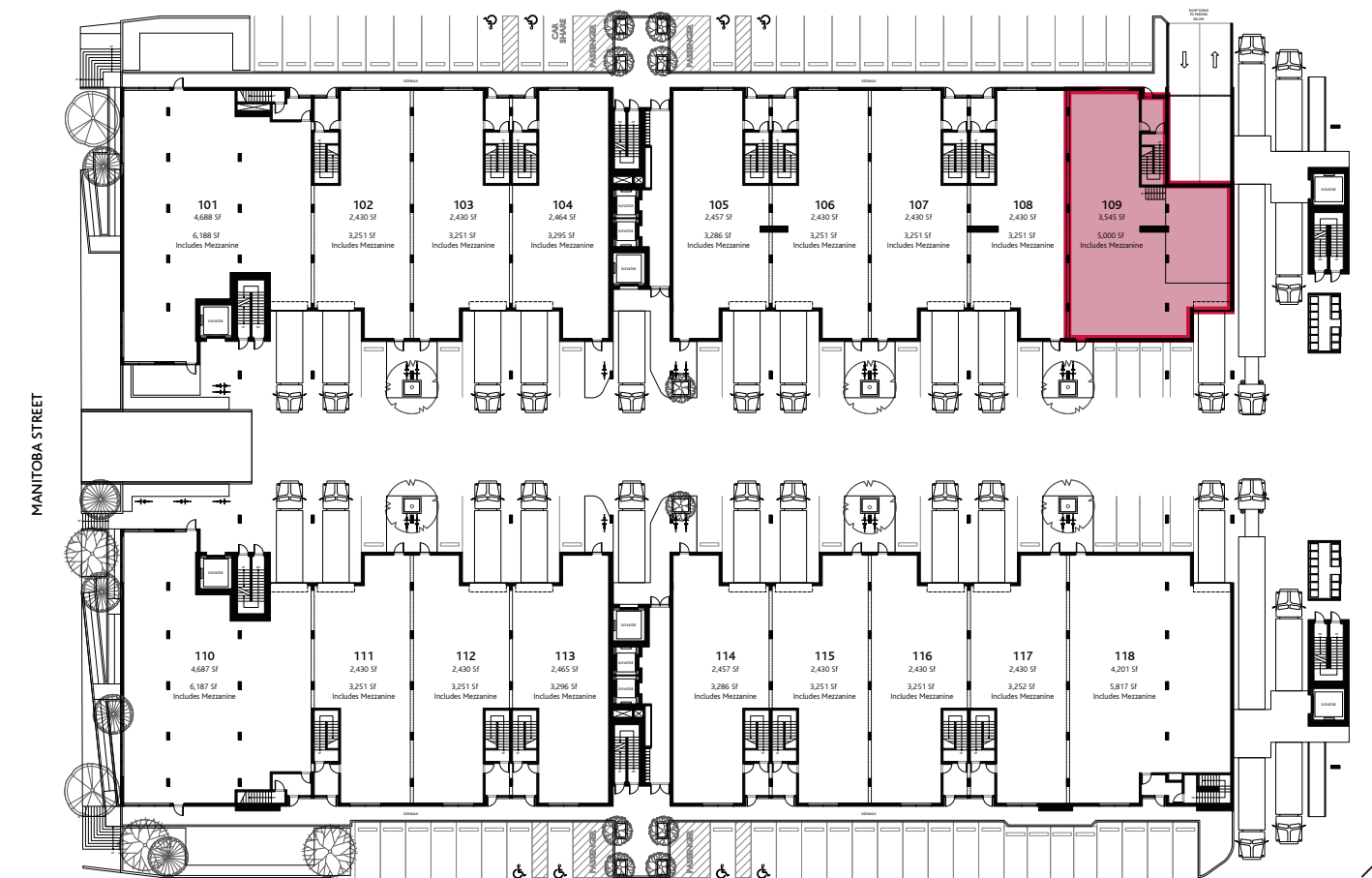
**Taxes & Operating Costs**

\$5.43 PSF (2024 estimate)

**Availability**

Immediate

**GROUND FLOOR PLAN**







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