

FOR LEASE

8188 Manitoba Street, Vancouver, BC

PREMIUM STRATA INDUSTRIAL SPACE IN SOUTH VANCOUVER



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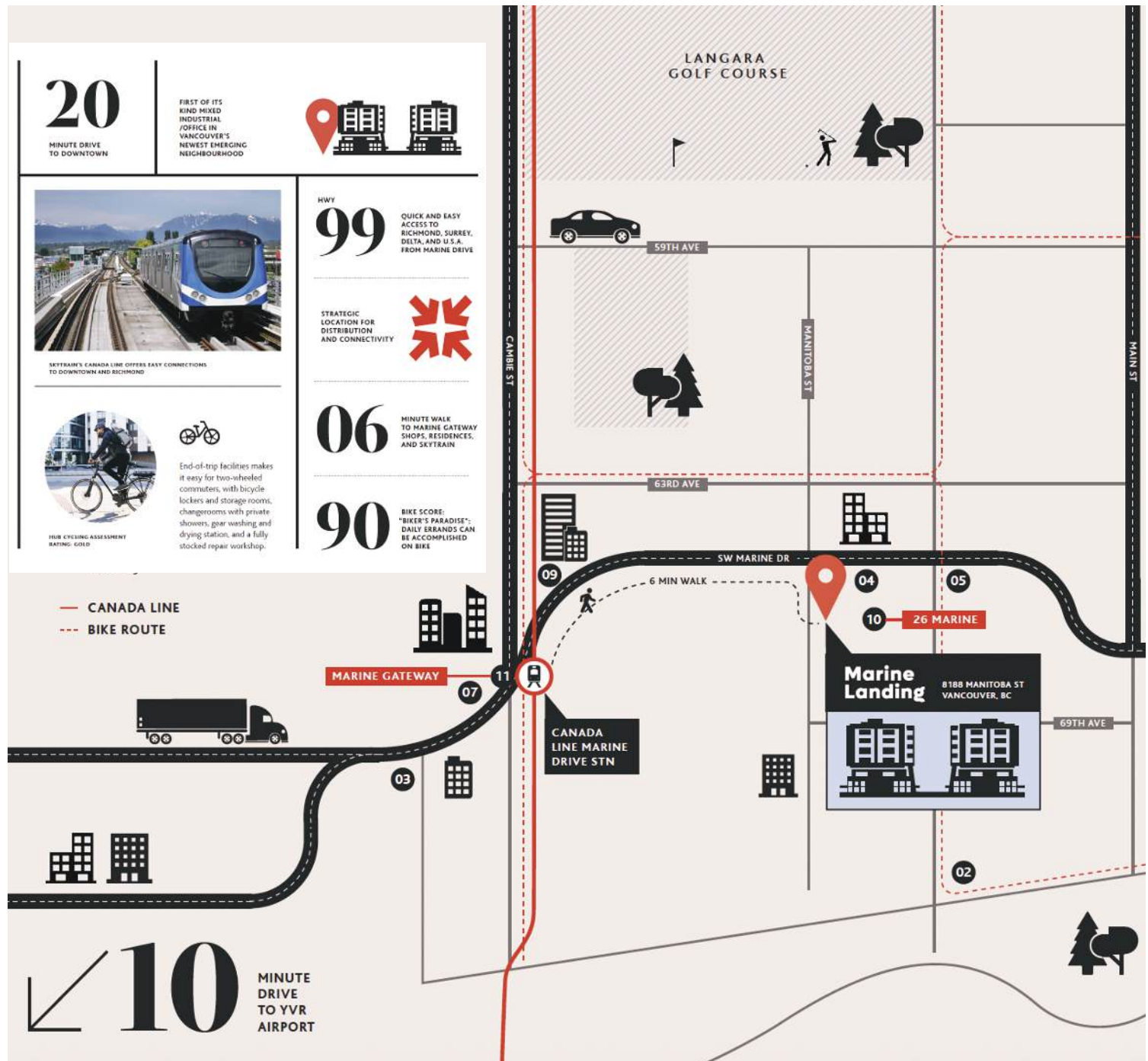
604.723.1071

rennie

the opportunity

The development consists of two (2) new six-storey mixed-use buildings totaling approximately 340,000 SF of industrial and office space located in the South Vancouver area. Featuring easy access to the Marine Drive Canada Line Station, Marine Landing is also easily accessed by bike and vehicle traffic. Owners will be able to leverage a central location and savvy industrial design to shape and control their vision for growth.

LOCATION OVERVIEW



property highlights



BUILDING FEATURES

- Three freight and two passenger elevators
- Ceiling Heights (Clear to Underside of Slab):
 - Level 1: 21 feet
 - Level 2: 16 feet
 - Levels 3–4: 13 feet
- Large roll-up bay doors for larger industrial users on levels 1- 4
- 9' clear ceilings on parking level to allow for sprinter van access and loading
- Building amenities: Communal social lounge and kitchen, communal social balconies, full service gym , bookable common meeting room, common rooftop lounge with BBQ, harvest table, lounge, artificial turf, and dog play/run zone

ADDRESS

8188 Manitoba Street Vancouver

ZONING

I-2

GROSS LEASABLE AREA

613- 3,284 SF

ADDITIONAL RENT

\$9.54-\$11.12/sf (2026 estimate)

PARKING

Underground Parking Available

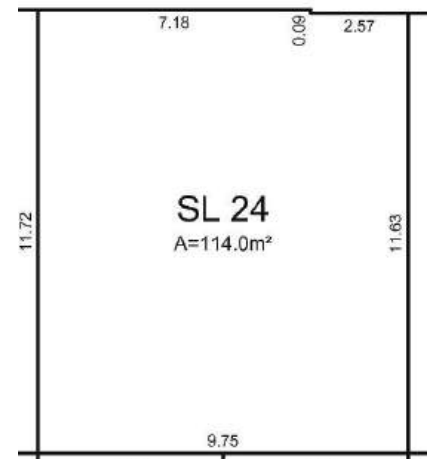
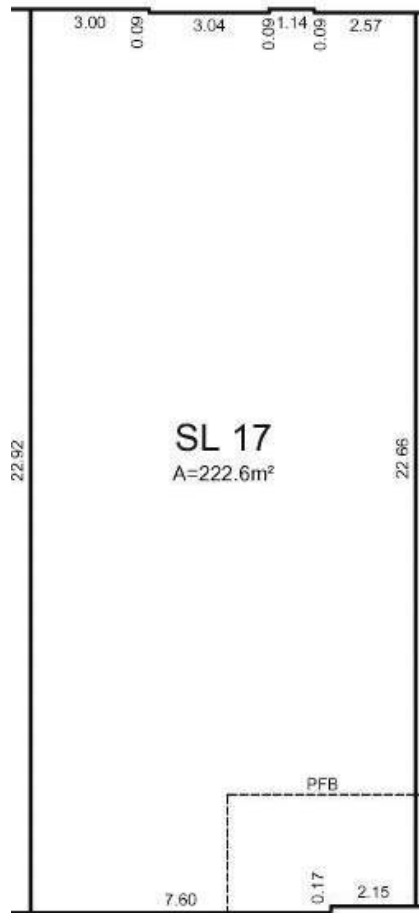
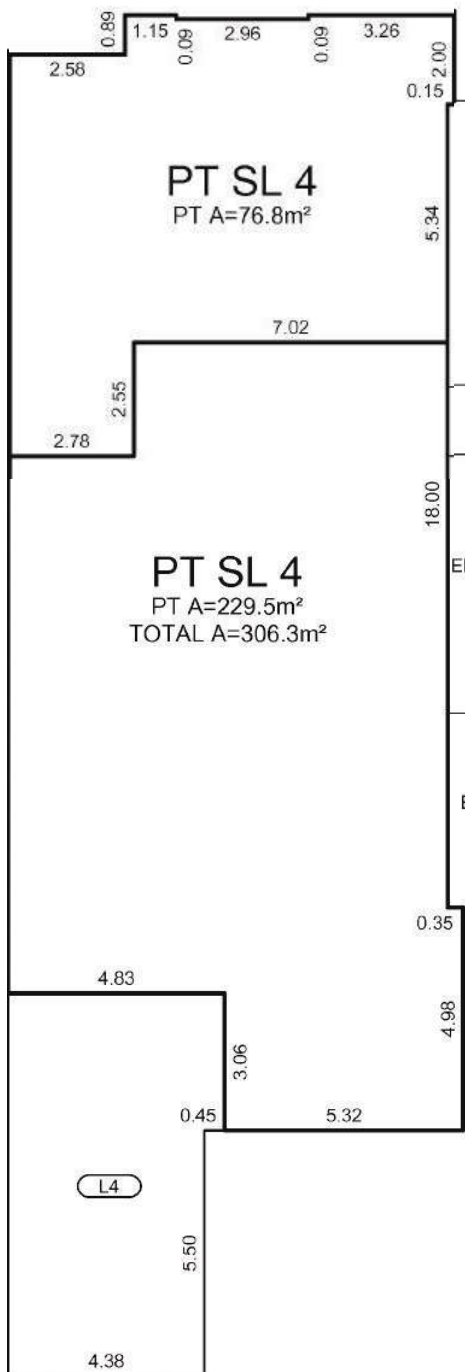
YEAR BUILT

December 2024



site plan

UNIT	SIZE	BASIC RENT	PARKING STALLS
112 (SL4)	3,284 SF	\$24 PSF	3
204 (SL17)	2,396 SF	\$20 PSF	1
332 (SL24)	1227 SF	\$22 PSF	1



specifications

Heating, Cooling & Plumbing

Level 1

- 2" domestic cold water (capped)
- 4" sanitary drain (capped)
- 2" sanitary vent (capped)
- 1½" natural gas valve (capped, as required)
- Gas-fired unit heater provided
- Intake and exhaust louvre provided
- HVAC fan coil units for heating and cooling

Level 2

- 1½" domestic cold water (capped)
- 4" sanitary drain (capped)
- 2" sanitary vent (capped)
- 1½" natural gas valve (capped)
- Intake and exhaust louvre provided
- HVAC fan coil units for heating and cooling

Levels 3 – 6

- 1" domestic cold water (capped)
- 4" sanitary drain (capped)
- 2" sanitary vent (capped)
- Intake and exhaust louvre provided
- HVAC fan coil units for heating and cooling

Power, Lighting & Communications

Each unit includes:

- 600V disconnect switch
- 45kVA step-down transformer
- 120/208V 3-phase panel

Service Capacity:

- Levels 1 & 2:**200 Amp Service**
- Levels 3 – 6:**100 Amp Service**



property pictures



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