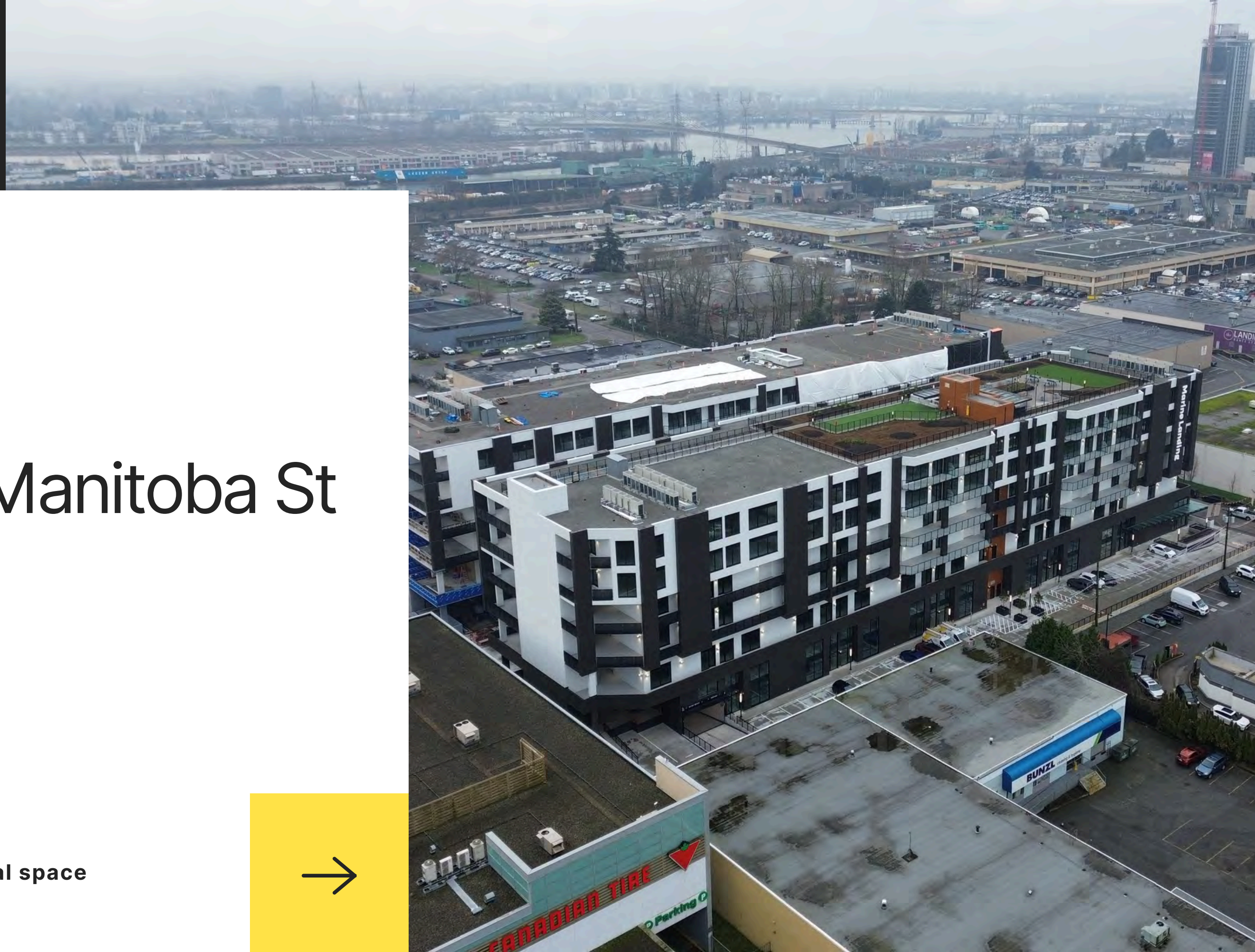


**FOR SALE**

# 325 - 8118 Manitoba St

Vancouver, BC

**Brand new third floor industrial space**





# Salient Details

**Civic Address** 325 - 8188 Manitoba St

**PID** 032-383-991

**Parking** 1 underground stall

**Unit Size** 617 sqft

**Floor Load Capacity** 150 ppsf

**Ceiling Height** 13 feet

**Zoning** I2 - Industrial

**Year Built** 2024

**Power** 100 amps

**Asking Price** \$490,000

# The Building

Welcome to Marine Landing, a modern mixed-use industrial and office hub situated in the heart of South Vancouver's up-and-coming neighborhood. Offering a variety of innovative business features and forward-thinking amenities, Marine Landing is designed to support your work, creativity, growth, and success. Crafted with care for the next generation of entrepreneurs and business trailblazers.

- 5 extra wide elevators: 3 freight & 2 passenger
- 6' - 8' wide corridors on upper industrial levels
- End of trip facilities
- 50 oversized parking stalls
- 46 electric vehicle charger stalls
- Full range of amenities

Located in the vibrant and rapidly growing South Vancouver neighbourhood, Marine Landing offers unparalleled convenience and connectivity. Situated just minutes from the Marine Drive SkyTrain station, major transit routes, and key thoroughfares, the location ensures seamless access to Downtown Vancouver, Richmond, and beyond. With nearby amenities like retail shops, dining, and green spaces, this area provides the perfect blend of work and lifestyle opportunities for modern businesses.

# The Amenities

01

Communal lounge with fully operational kitchen for hosting events and celebrations.

02

Outdoor rooftop patio with BBQ area, large dog run, and attractive landscaping with outdoor seating.

03

Bookable boardroom with audio/visual presentation equipment and seating.

04

End-of-trip bicycle facility with washdown station, repair workshop, and secure underground storage.

05

State-of-the-art fitness centre and gym with full cardio equipment and weights. Also, change rooms with private showers & lockers

# Floor Plan

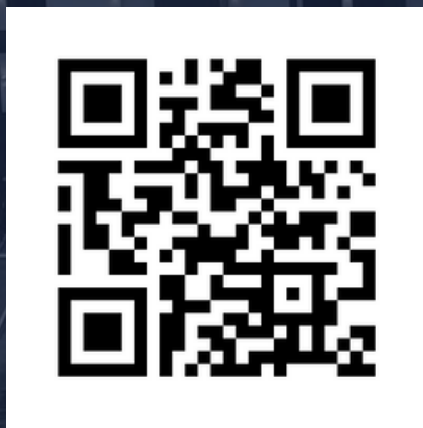


**PLEASE CONTACT THE LISTING AGENTS FOR ANY ADDITIONAL INFORMATION.**

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