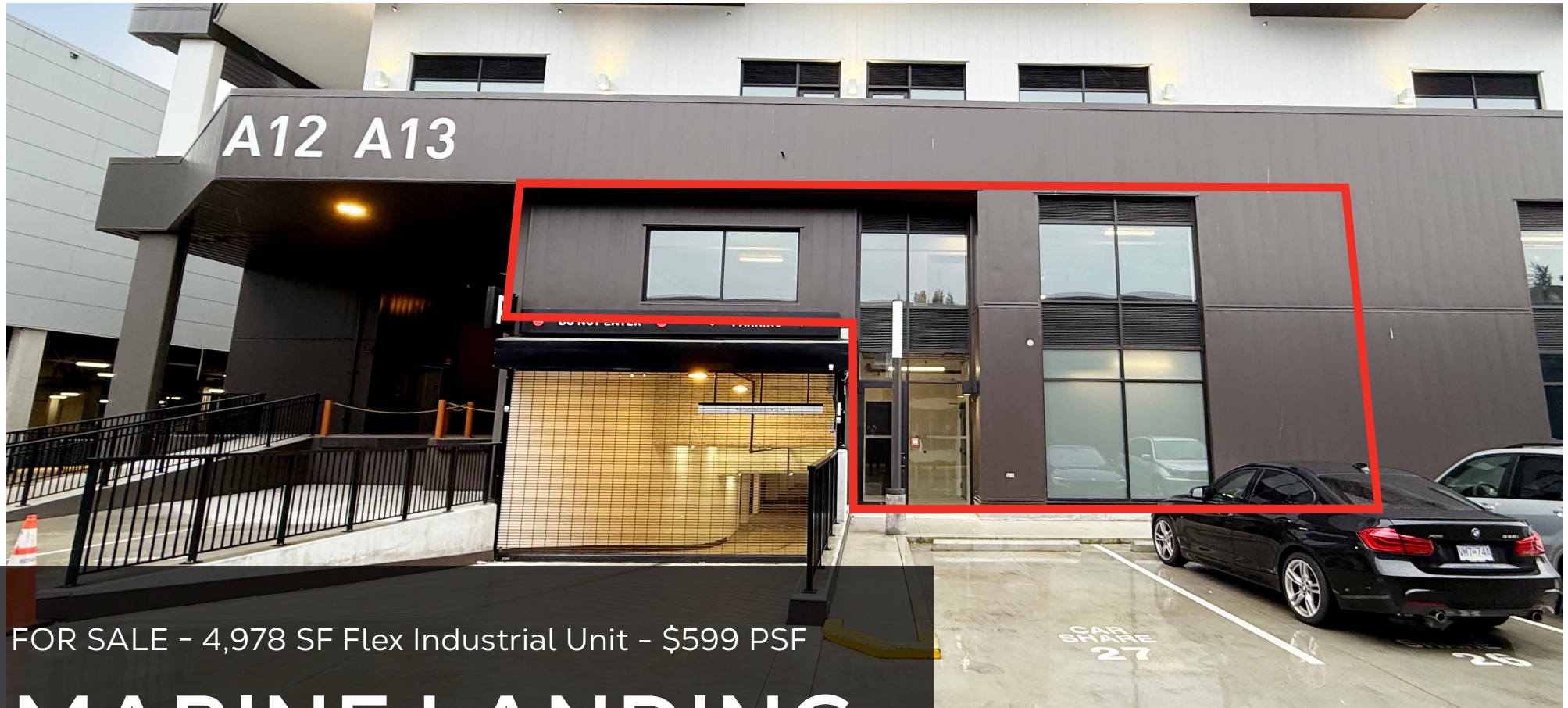




FOR SALE - 4,978 SF Flex Industrial Unit - \$599 PSF

MARINE LANDING

123 - 8188 Manitoba Street, Vancouver, BC



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8

DAVID KNIGHT

Personal Real Estate Corporation

604.416.5581

david@sittings.ca

LIAM MARCH

Personal Real Estate Corporation

604.628.2583

liam@sittings.ca

CONOR KINSELLA

Personal Real Estate Corporation

604.889.2381

conor@yvrglobal.com

PROJECT SUMMARY

This brand-new 4,978 SF flex industrial unit at Marine Landing presents a rare opportunity to own a high-quality space in the heart of South Vancouver's rapidly growing industrial district. The unit features a 12' x 14' grade loading door, 21' clear height in the warehouse, and an 11' clear mezzanine level that provides modern office potential. Four designated parking stalls, 200A 3-phase power, and HVAC throughout support a wide range of business uses, while high-speed fibre connectivity, LED lighting, and a NFPA-13 sprinkler system ensure efficiency and safety. Located just steps from Marine Gateway Canada Line Station, Marine Landing combines premium industrial functionality with contemporary amenities, including a rooftop patio, fitness centre, and social lounge, offering an ideal home for forward-thinking businesses looking to thrive in Vancouver's premier mixed-use hub.

- Prominent new mixed-use industrial and office development at SW Marine Drive and Manitoba Street
- Prime South Vancouver location with quick connections to YVR, Downtown Vancouver, and major highways
- Close walking distance to Marine Drive Canada Line SkyTrain station and Marine Gateway hub
- Surrounded by retail, dining, and everyday services that support businesses and employees
- Modern architecture with amenities designed for today's forward-thinking companies
- Situated in Vancouver's fastest-growing industrial district, providing strong long-term value and visibility



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DETAILS

✚ Size: 4,978 SF

✚ Price: \$2,981,822 (\$599 PSF)

✚ Loading: 12' x 14' grade loading door

✚ Ceiling Heights: 21' clear ceiling height in warehouse with 11' clear height in mezzanine

✚ Zoning: I-2

✚ 200A 3-phase electrical power

✚ LED lighting throughout the unit

✚ Parking: Four (4) exclusive stalls

✚ State of the art amenities, fitness centre, rooftop patio, and social lounge

AREA TENANTS



DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	18,938	63,545	289,955
2029 Populations Projections	22,938	72,179	330,740
2024 Average HH Income	\$102,211	\$110,637	\$130,466
2024 Daytime Population	18,294	54,601	299,510

CONTACT

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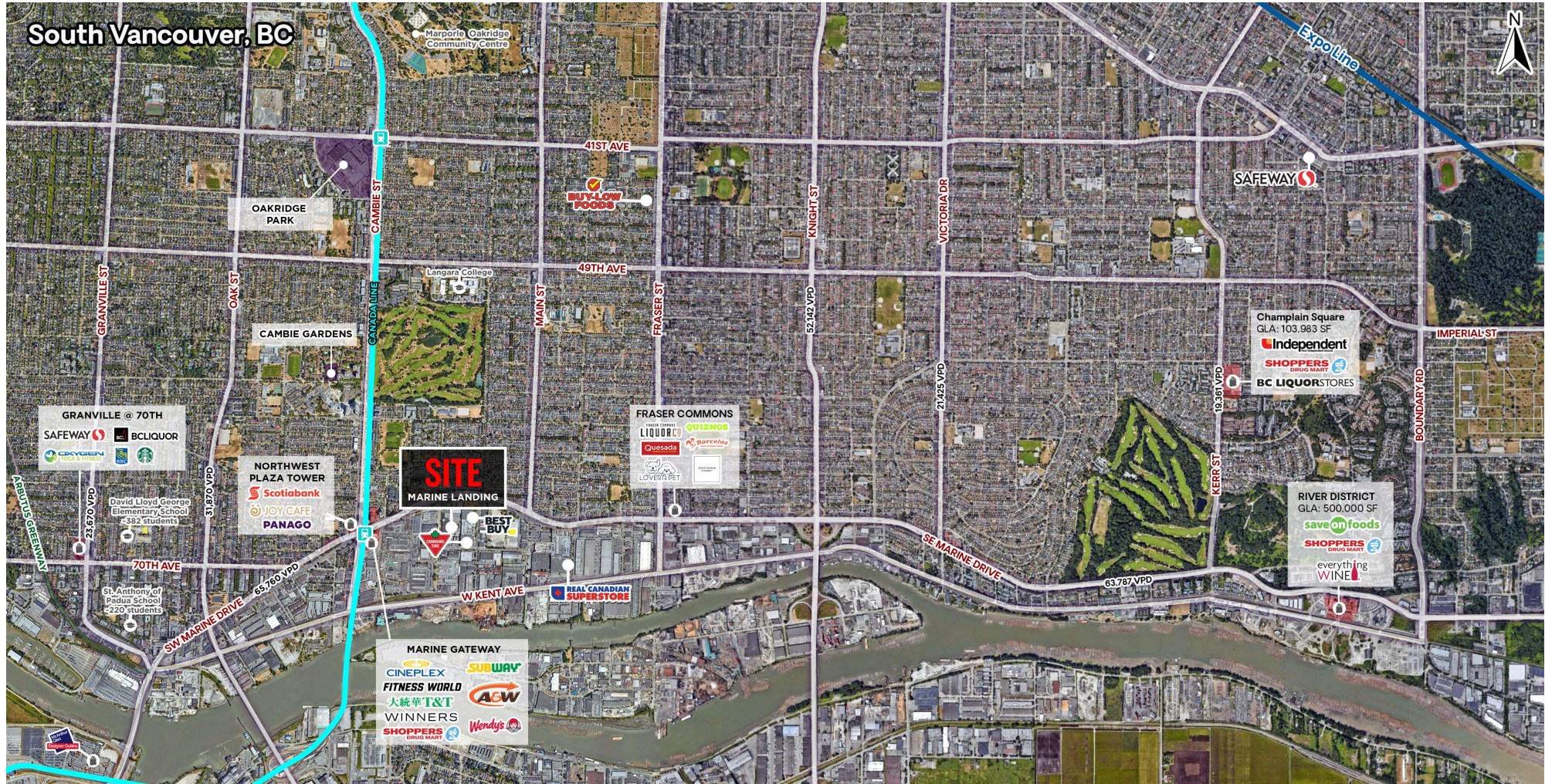
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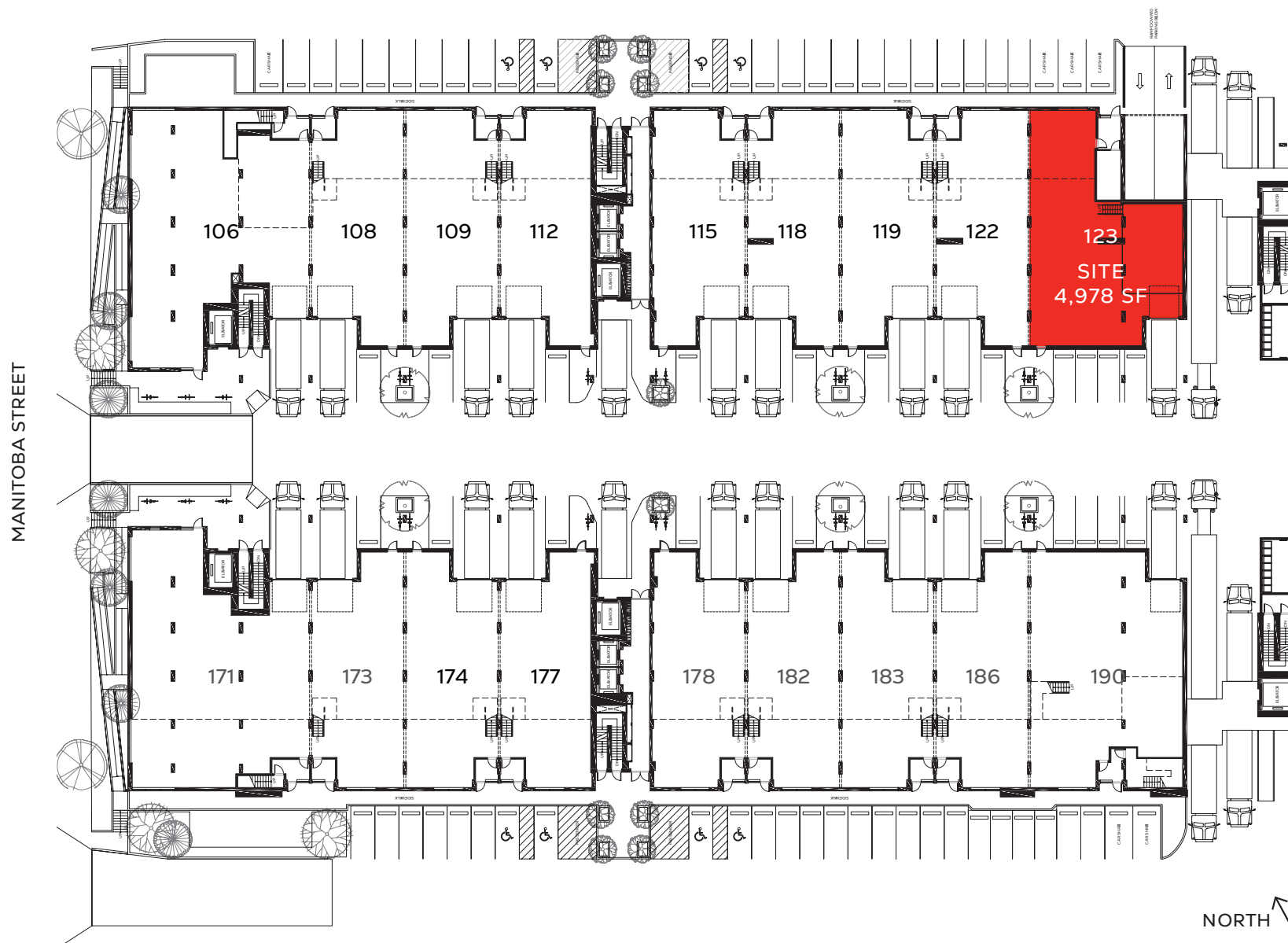
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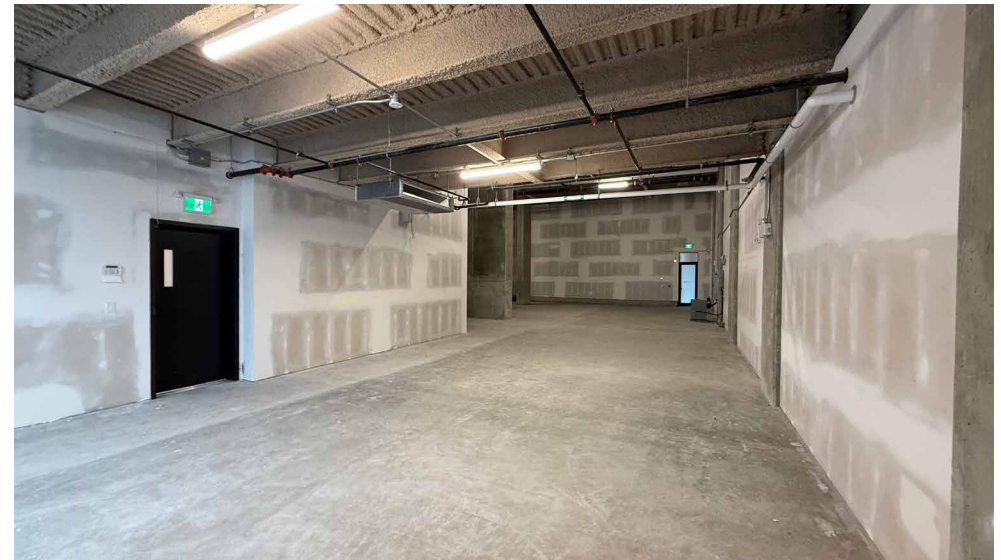
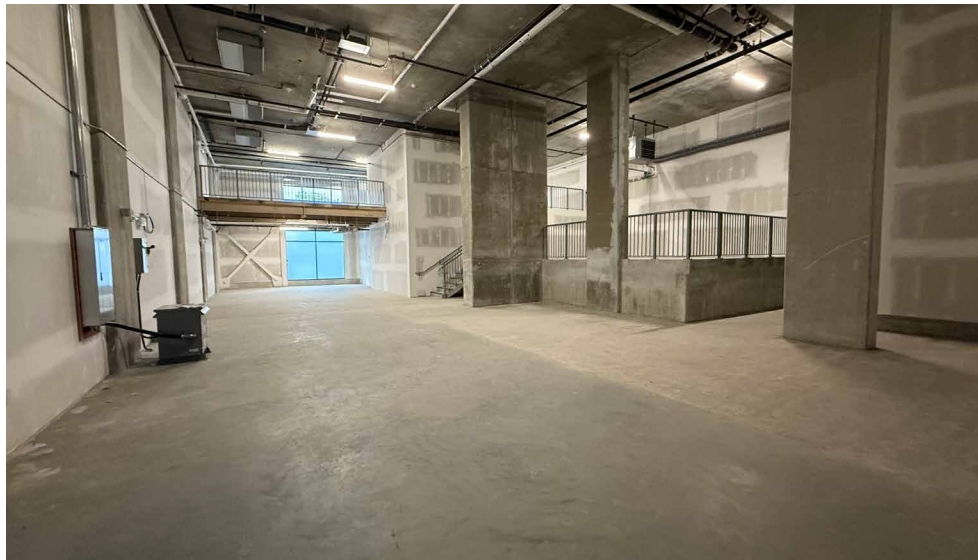
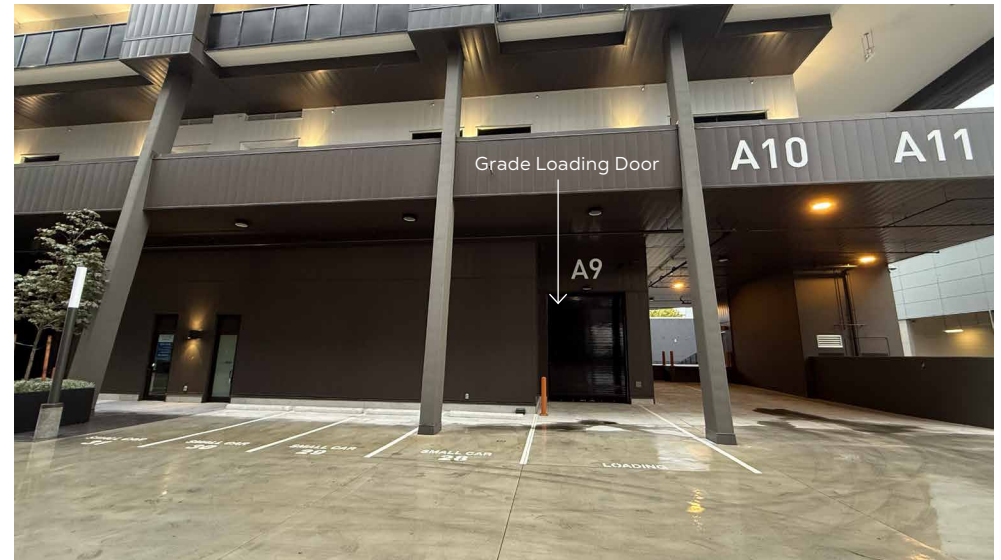
AERIAL



GROUND FLOOR PLAN



PHOTOS



PHOTOS

