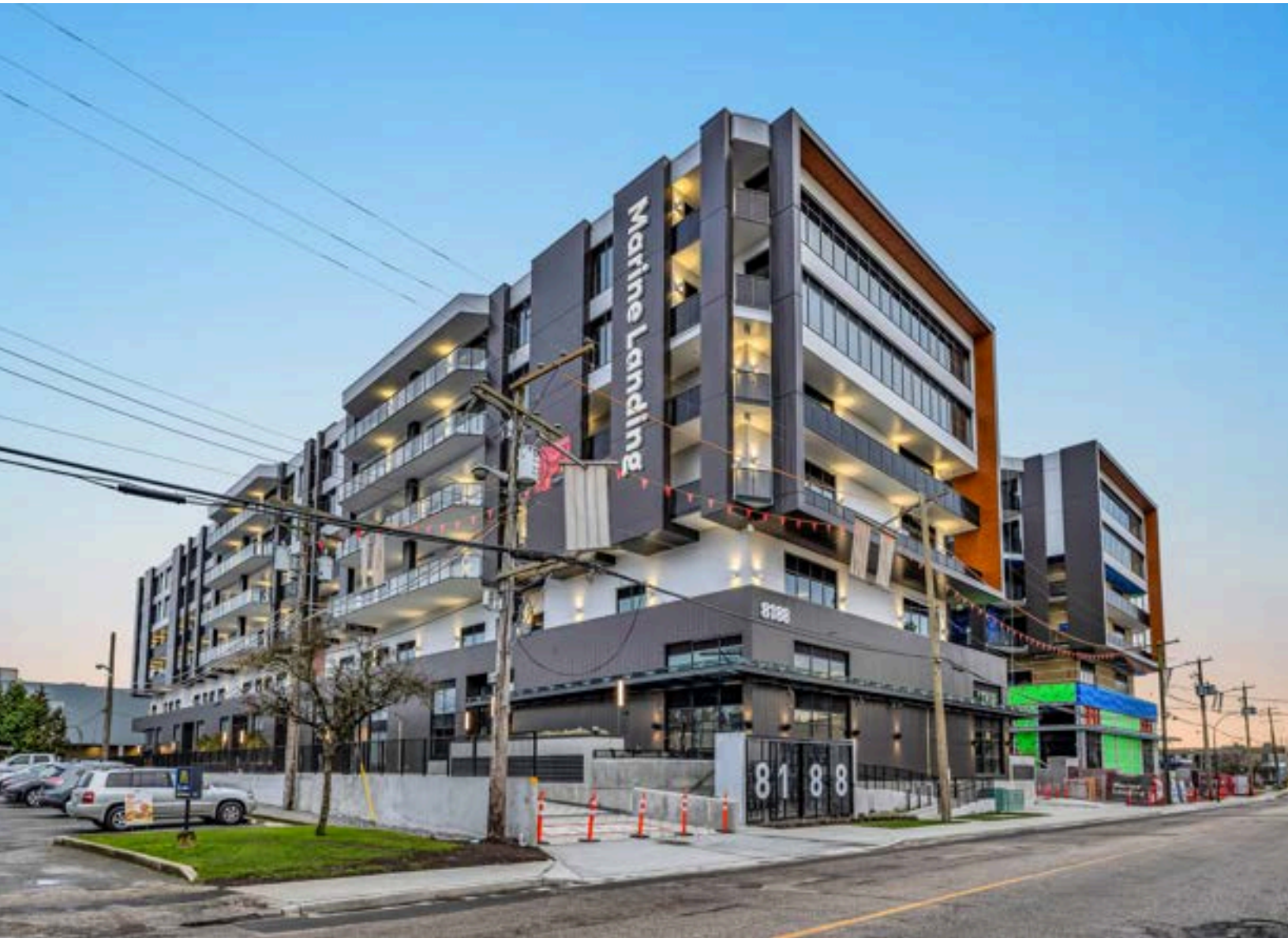


FOR LEASE

commercial real estate

323 - 8188 MANITOBA STREET, VANCOUVER, BC



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323 - 8188 Manitoba Street

Exceptional Space at Marine Landing

Marine Landing offers state-of-the-art shell units designed to help build your business. This versatile industrial space in a brand-new Class A building is ideal for a wide range of uses including showrooms, warehousing, manufacturing, film and photography studios, CNC machinery operations, online retail warehousing, and more. Strategically positioned in South Vancouver, close to transit and commercial hubs with spacious delivery facilities, extra-wide loading docks, and at-grade ramps. This industrial unit features 12'11" ceiling height, 600V disconnect switch, 45kVA step-down transformer, and 3-phase power. Access to incredible amenities include a rooftop patio with BBQ, communal lounge with full kitchen, bike storage and state-of-the-art fitness facilities with private showers and lockers. Air conditioning throughout, wheelchair accessibility and 1 parking stall.

KEY INFORMATION

655 Sq. Ft.
Property Type: Industrial / Mixed use / Office
1 Parking Space
Built in 2025
Zoning Light Industrial i-2
MLS # C8066541

FEATURES

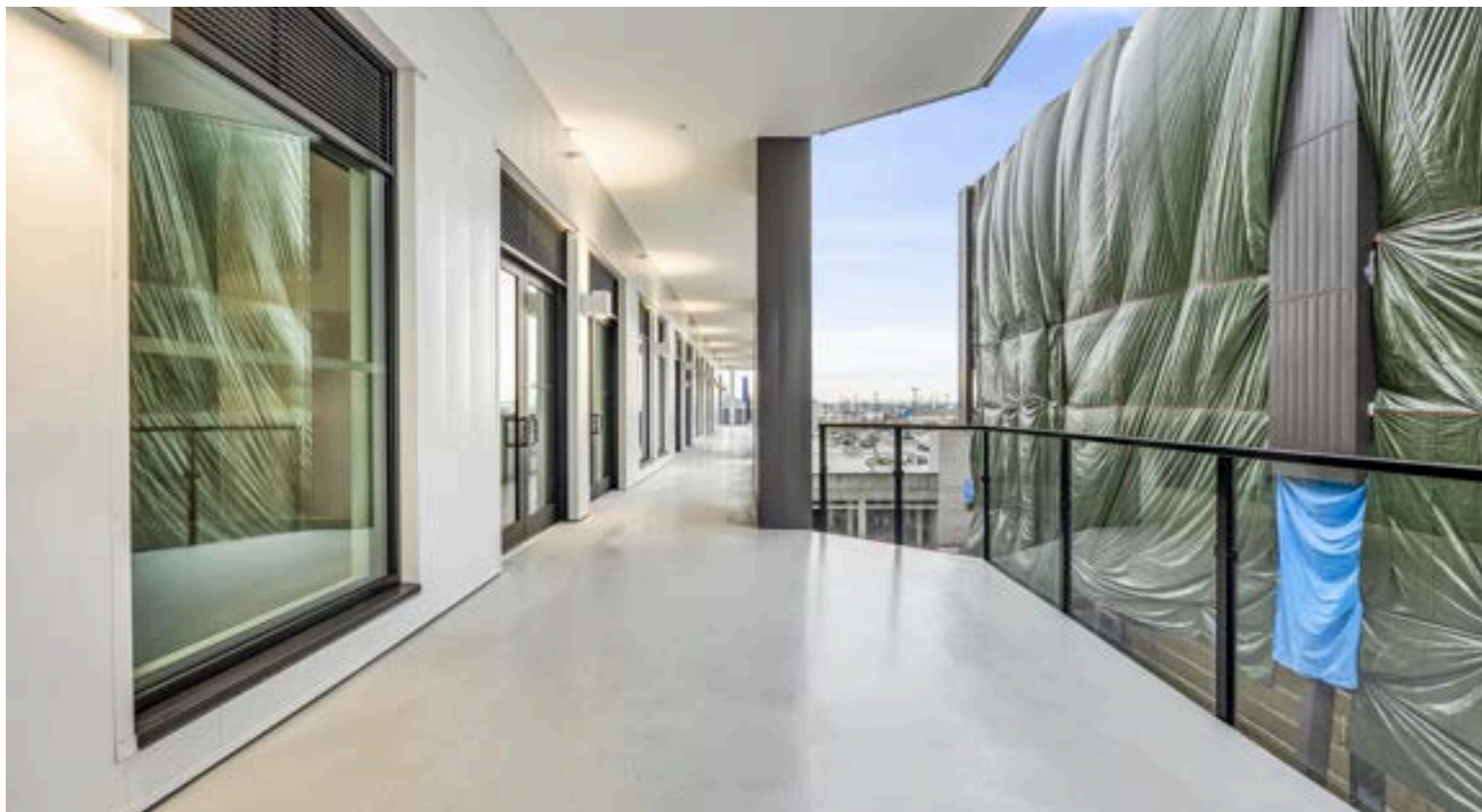
Prime Location in an emerging neighbourhood
Close to transit and commercial hubs
Class AAA Amenities in-building
Endless possibilities for use
Designed with business in mind

Presented by: rennie & associates realty ltd.
ESRE Team

rennie

323 - 8188 Manitoba Street

VANCOUVER, BRITISH COLUMBIA



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Marine Landing

VANCOUVER, BRITISH COLUMBIA



about the neighborhood

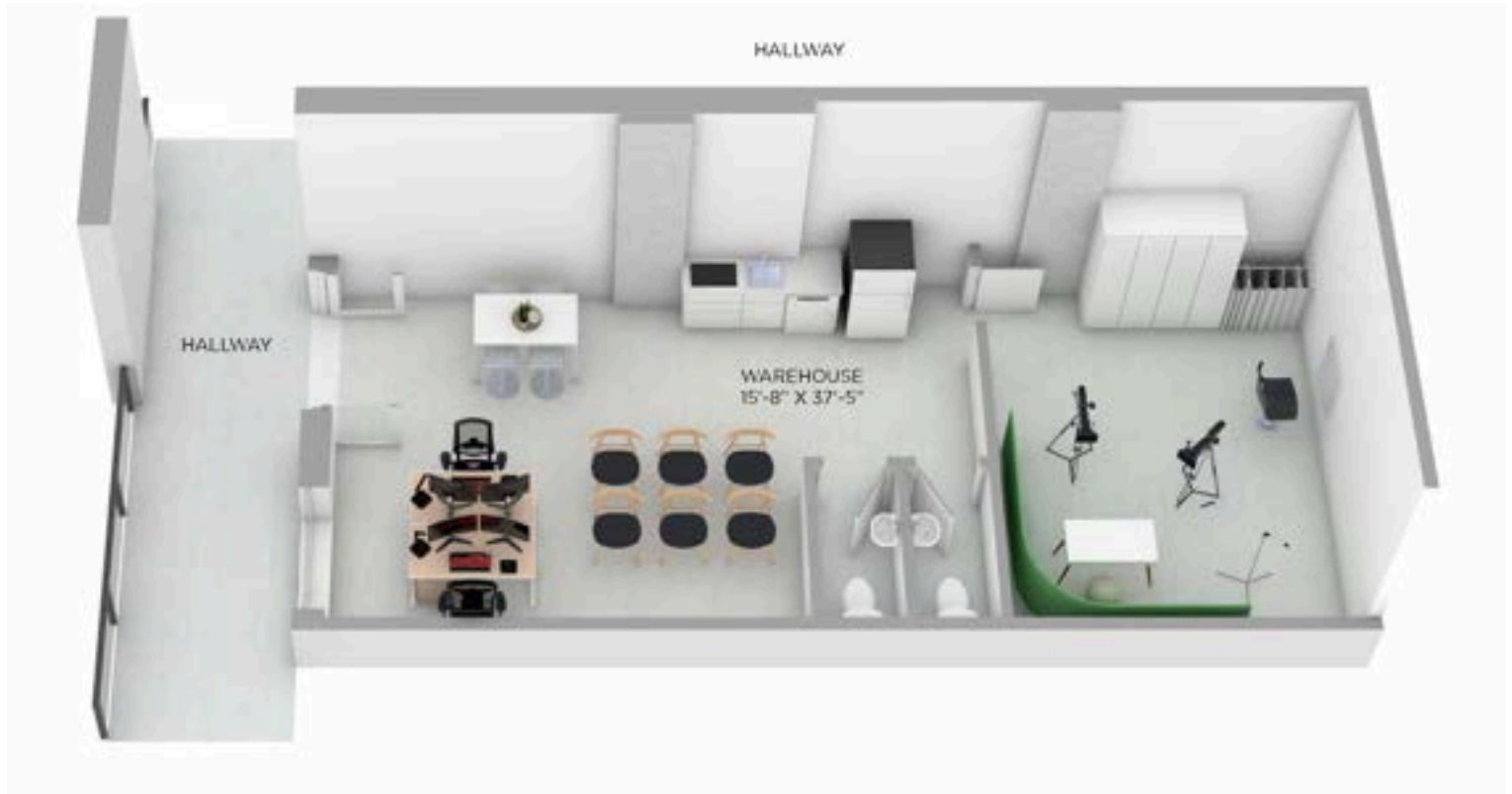
MARINE GATEWAY

Marine Landing's strategically central location is just 6 minutes from bustling Marine Gateway shops, residences and skytrain. This central location makes it easy to connect with customers, team members, suppliers, and new opportunities. Being an early adopter to this emerging neighbourhood can be a lasting competitive advantage for your business, and a strategic investment with long-term potential.

323 - 8188 Manitoba Street

VANCOUVER, BRITISH COLUMBIA

floorplan



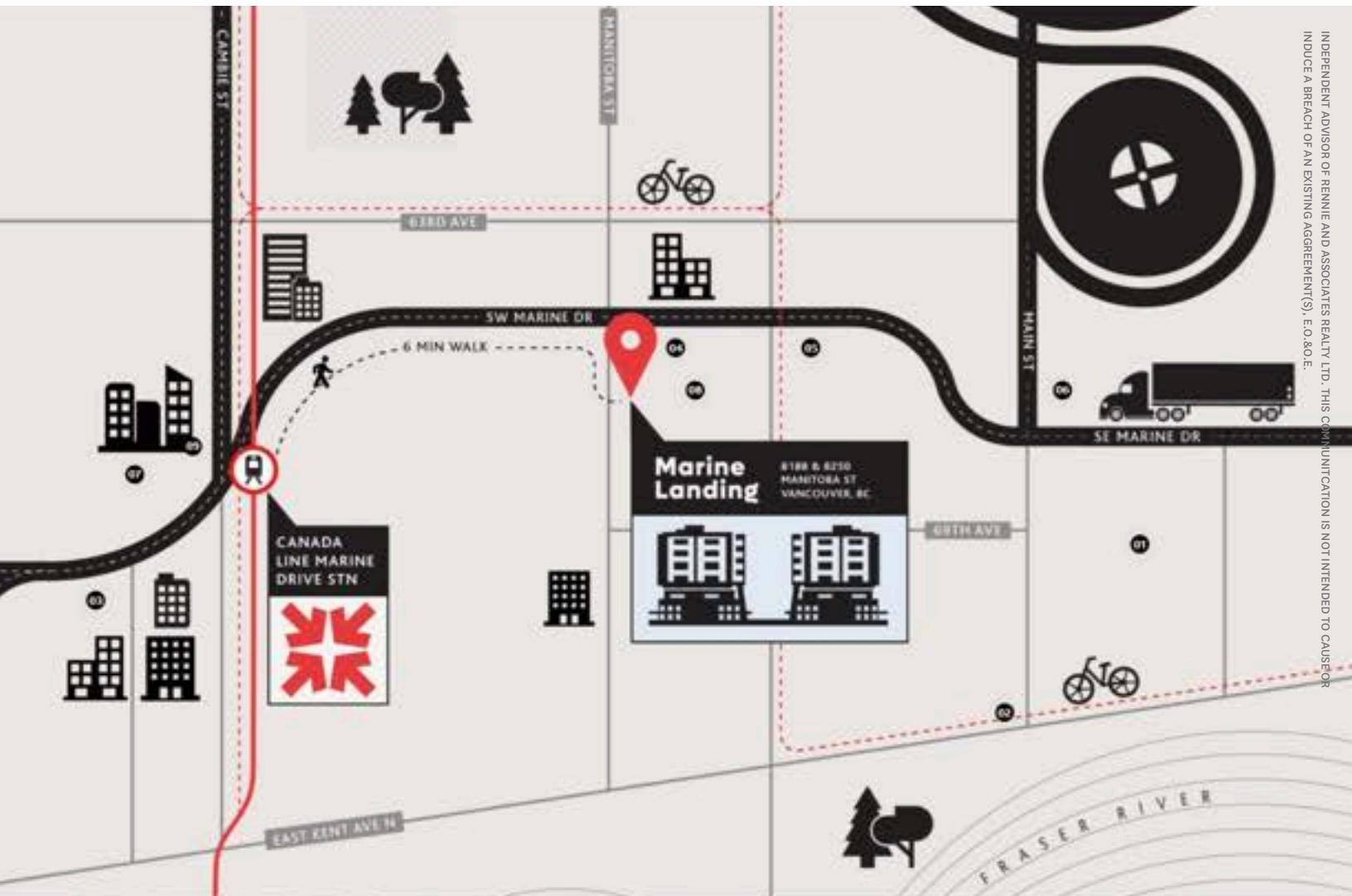
CEILING HEIGHT: 12'11"

655 SQFT



323 - 8188 Manitoba Street

VANCOUVER, BRITISH COLUMBIA



INDEPENDENT ADVISOR OF RENNIE AND ASSOCIATES REALTY LTD. THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S), E.O.B.O.E.

the location



323 - 8188 Manitoba Street

— Canada Line

- - - Bike Lane



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