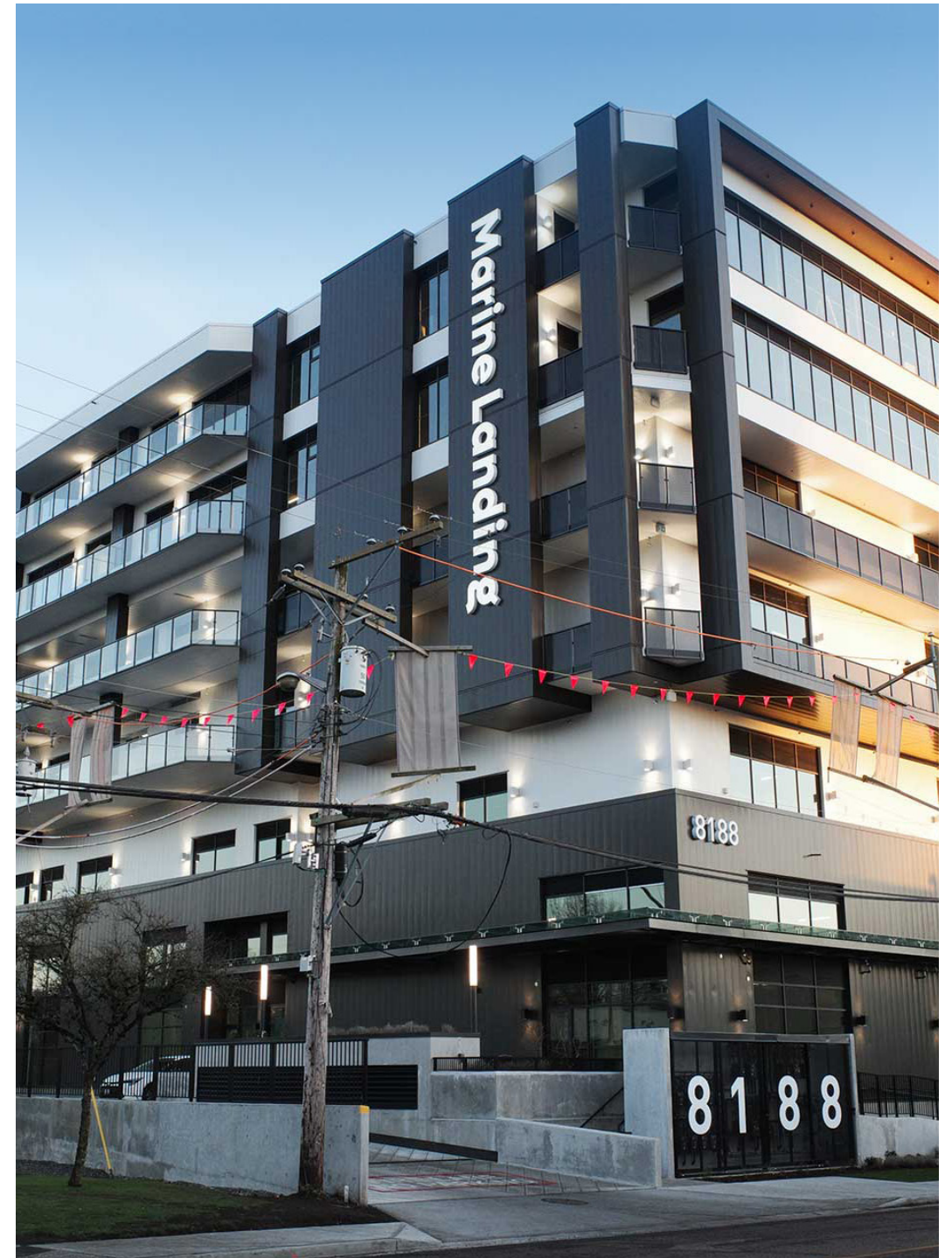


KLEIN III

MARINE LANDING - COMMERCIAL SPACE FOR LEASE

8188 Manitoba Street Vancouver, BC





Highlights

PRODUCT TYPE

Marine Landing - Commercial Space for Lease

SUMMARY

LOCATION

8188 Manitoba St, Vancouver BC

ZONING

I-2

OF BUILDINGS

2

SPACE USE

Industrial, Office, Medical,
Production, Professional, Workshop

OF STOREYS

6

SPECIALISTS



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Information

Welcome to your new space at the amazing Marine Landing located at SW Marine Drive and Manitoba St. Building features include: extra-wide common loading dock, At-grade ramps that make shipping/receiving less time consuming and more efficient, engineered floors with larger/closer joints increase loading capacity, centralized loading corridor at grade, and large roll-up bay doors for larger industrial users. The building features end-of-trip facilities make it easy for two-wheeled commuters. 400 + parking spaces, communal lounge with fully

operational kitchen for hosting events and celebrations, outdoor rooftop patio with BBQ area, large dog run, and attractive landscaping with outdoor seating. Full change rooms complete with private showers, custom lockers, and large changing area. Bookable boardroom with audio/visual presentation equipment and seating. State-of-the-art fitness centre and gym with full cardio equipment and weights.

PROPERTY DETAILS

LOCATION	Marine Landing - 8188 Manitoba Street, Vancouver BC
ZONING	I-2
# OF BUILDINGS	2
# OF STOREYS	6
# OF ELEVATORS	5
SHARED DOCKS	5
YEAR BUILT	2025

PROPERTY FEATURES

- Brand new light- commercial building I-2 zoning
- Outdoor rooftop patio with BBQ area,
- State-of-the-art fitness centre and gym


UNIT	TYPE	PID	SIZE	CEILING HEIGHT	LEASE TYPE	BASIC RENT	ADDITIONAL RENT
230	Industrial	800-174-445	2,652 SF	16 FT	Triple Net	\$25.00	\$7.00
319	Flex Warehouse/Office	032-384-050	617 SF	13 FT	Triple Net	\$30.00	\$8.00
617	Office	800-174-449	616 SF	11 FT	Triple Net	\$35.00	\$8.00
632	Office	800-174-450	1,074 SF	11 FT	Triple Net	\$35.00	\$8.00

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Demographics

Within a 5 minute drive of
8188 Manitoba Street, Vancouver BC

DEMOGRAPHICS

 POPULATION
35,931

 HOUSEHOLDS
13,274

 MEDIAN AGE
38.0

 MEDIAN HOUSEHOLD INCOME
\$89,662

 WALK SCORE
86

 TRANSIT SCORE
74

HOUSEHOLD SPENDING

 PUBLIC TRANSIT
\$1,945

 MEDICATION
\$1,132

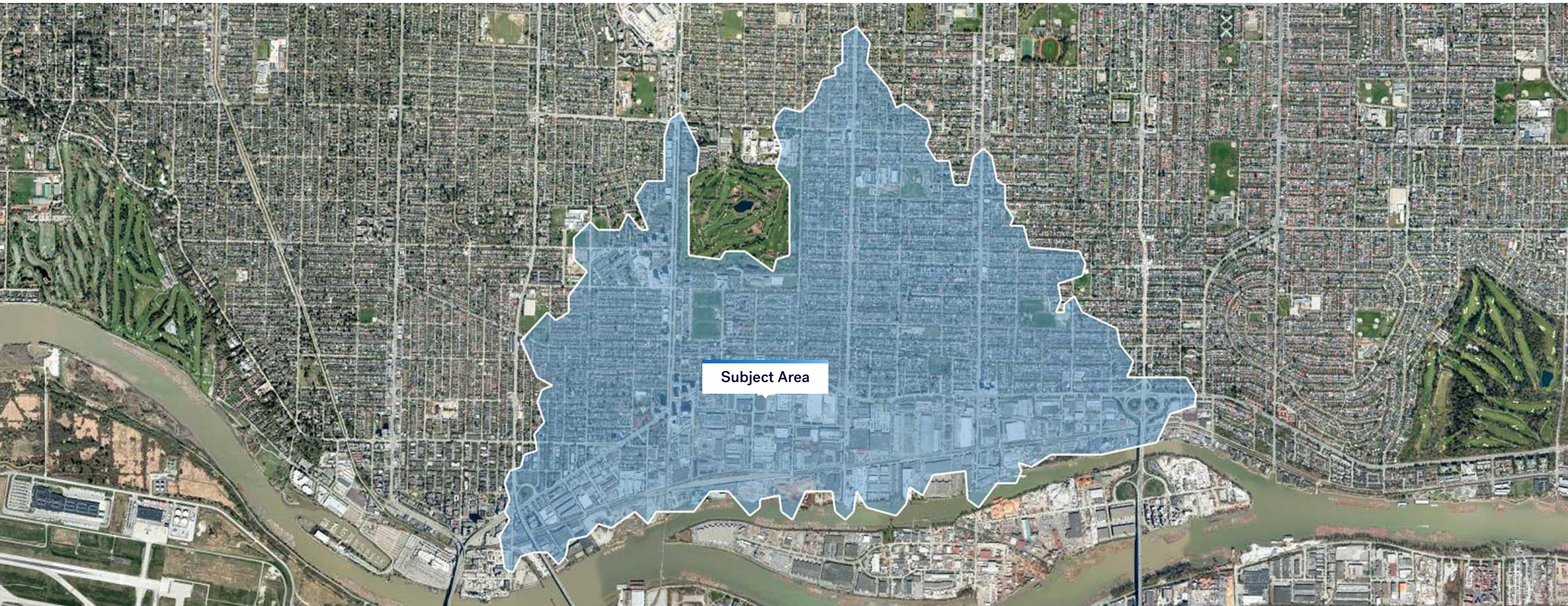
 RENT
\$10,061

 HEALTH CARE
\$655

 FOOD
\$13,805

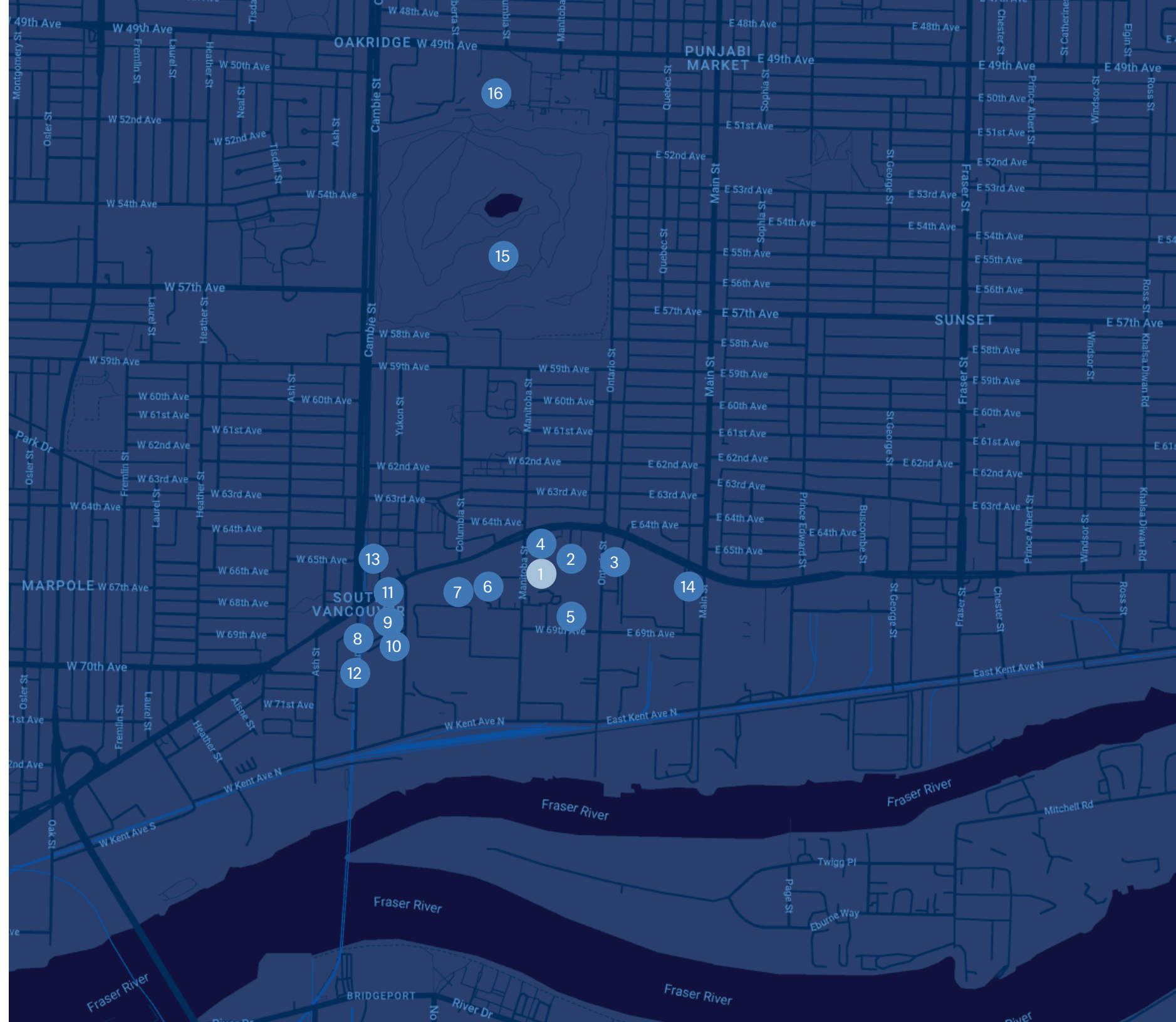
 CLOTHING
\$4,582

INFORMATION C/O ESRI CANADA 2024

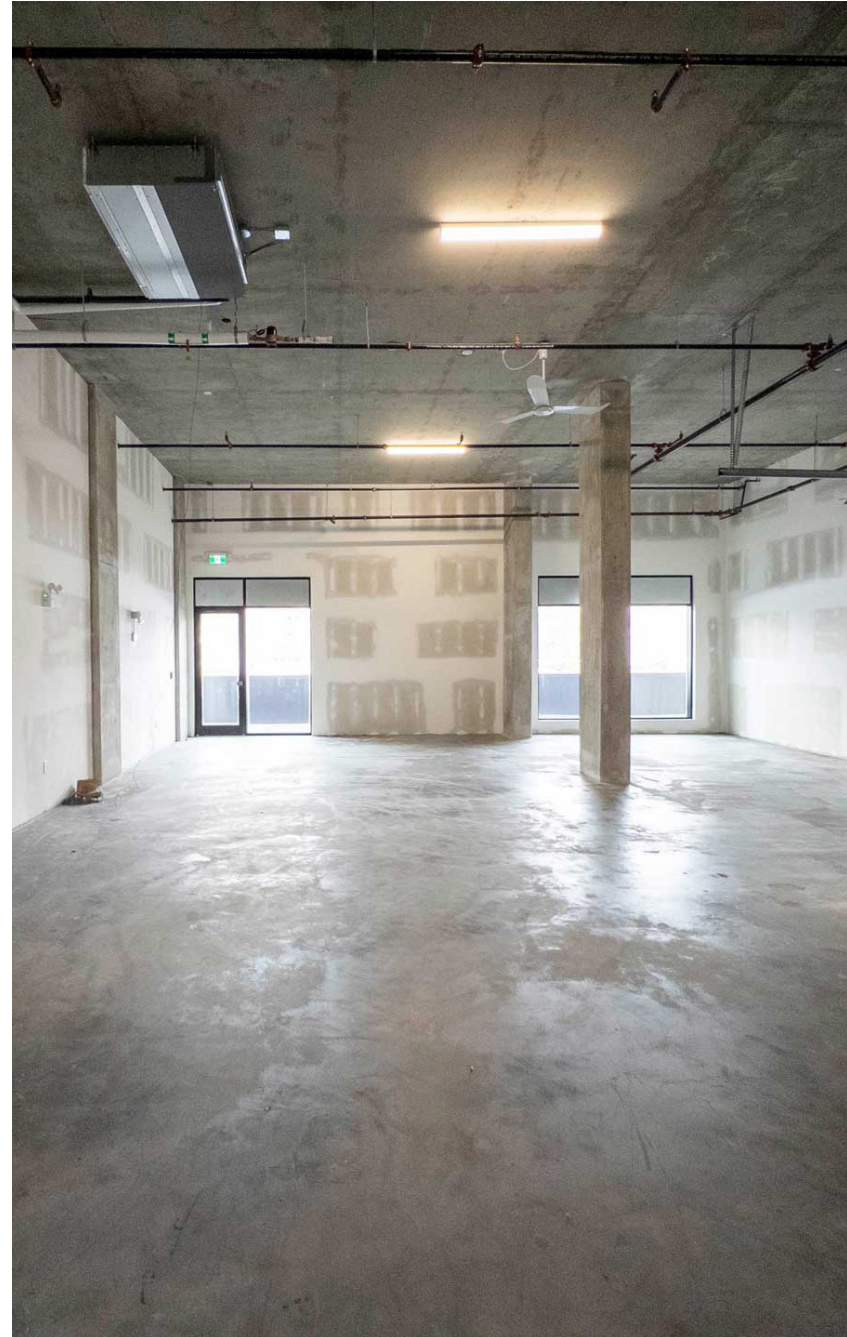
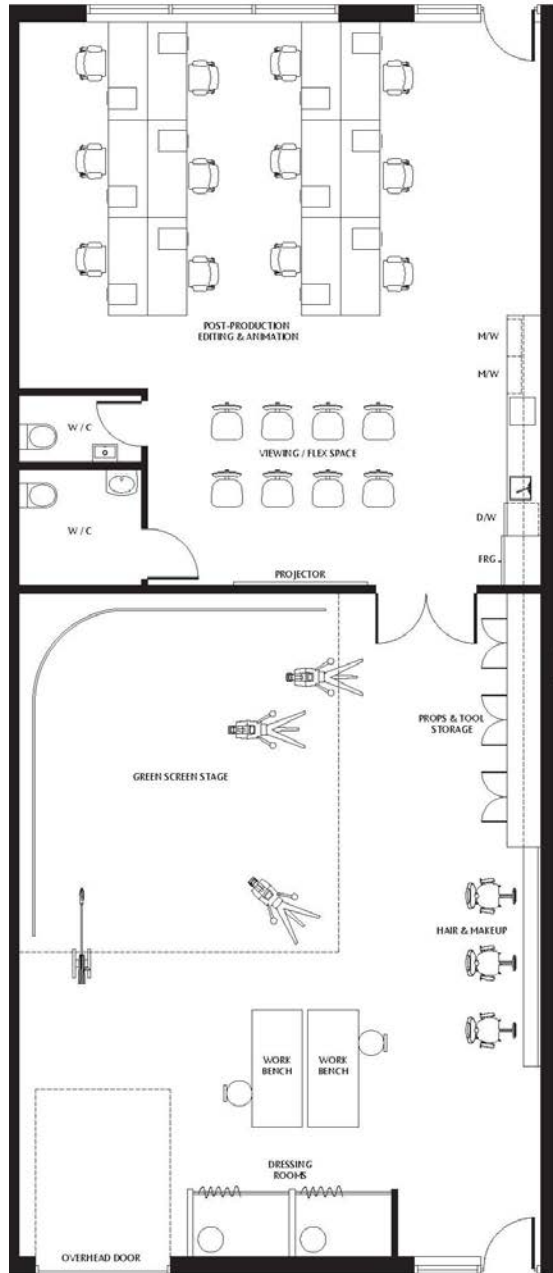


Amenities

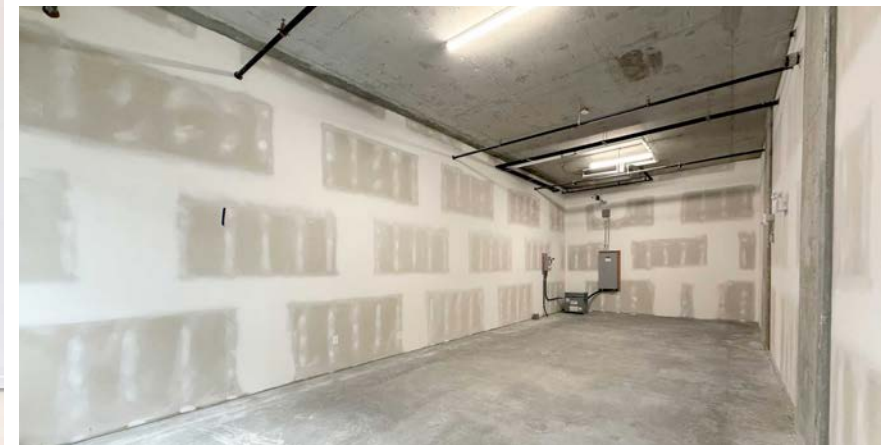
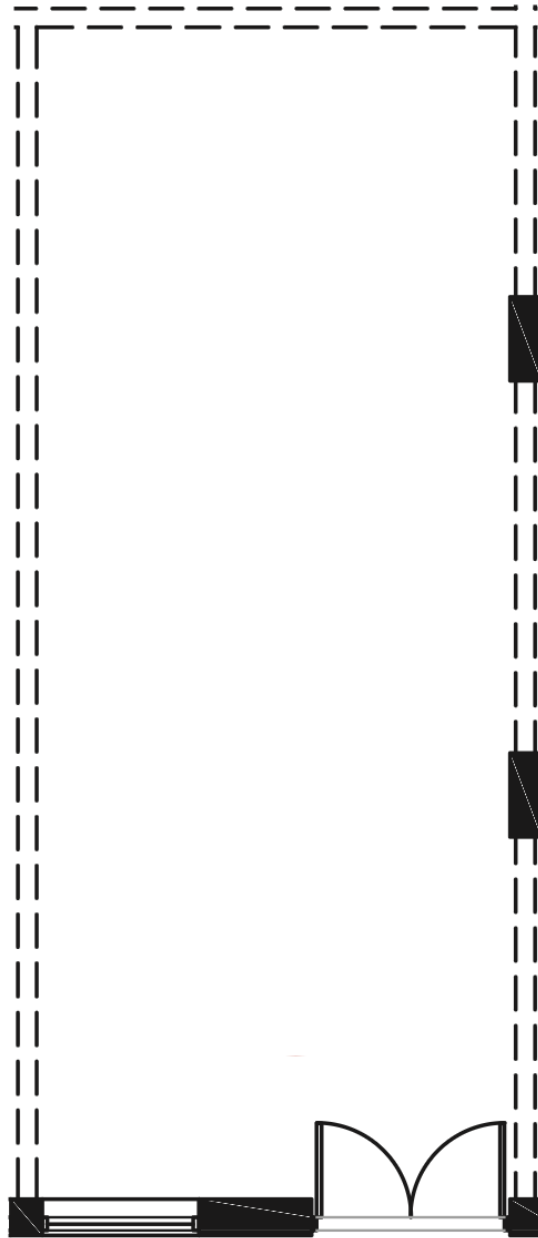
1. Marine Landing - Subject Area
2. Best Buy
3. Wendy's
4. McDonald's
5. Canadian Tire
6. X-Rival Fitness Equipment
7. Antique Warehouse
8. Marine Gateway Shopping Mall
9. T&T Supermarket
10. Cineplex Odeon
11. Shopper's Drug Mart / Winners
12. Marine Drive Skytrain Station
13. Royal Bank
14. Triple O's
15. Langara Golf Course
16. Langara College



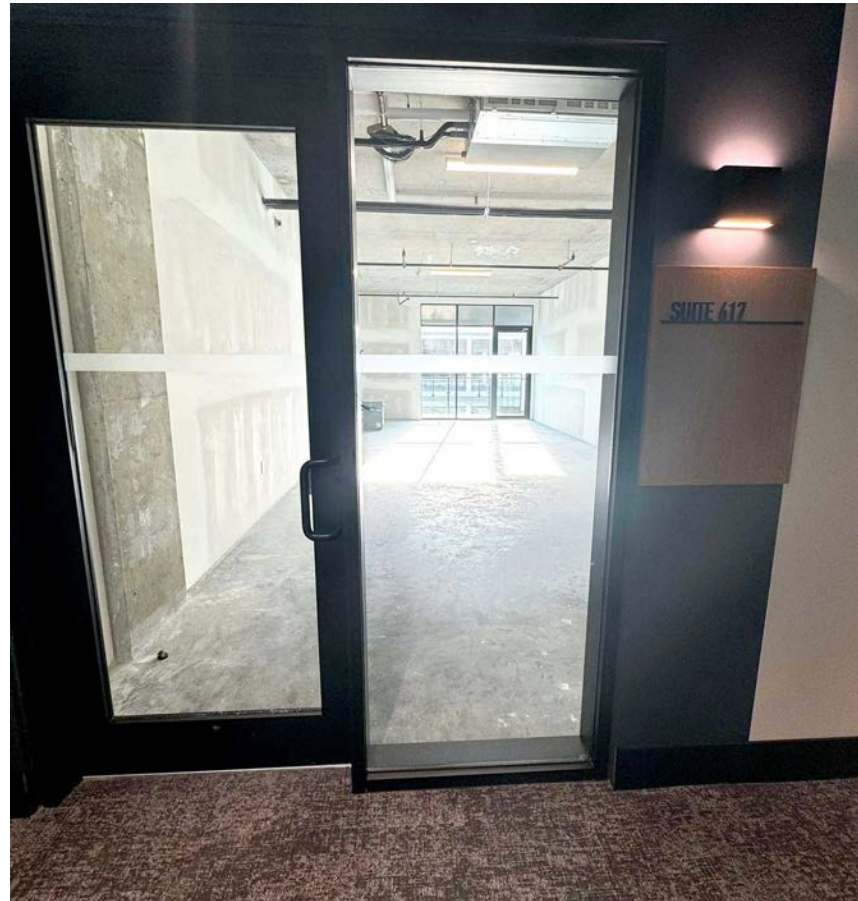
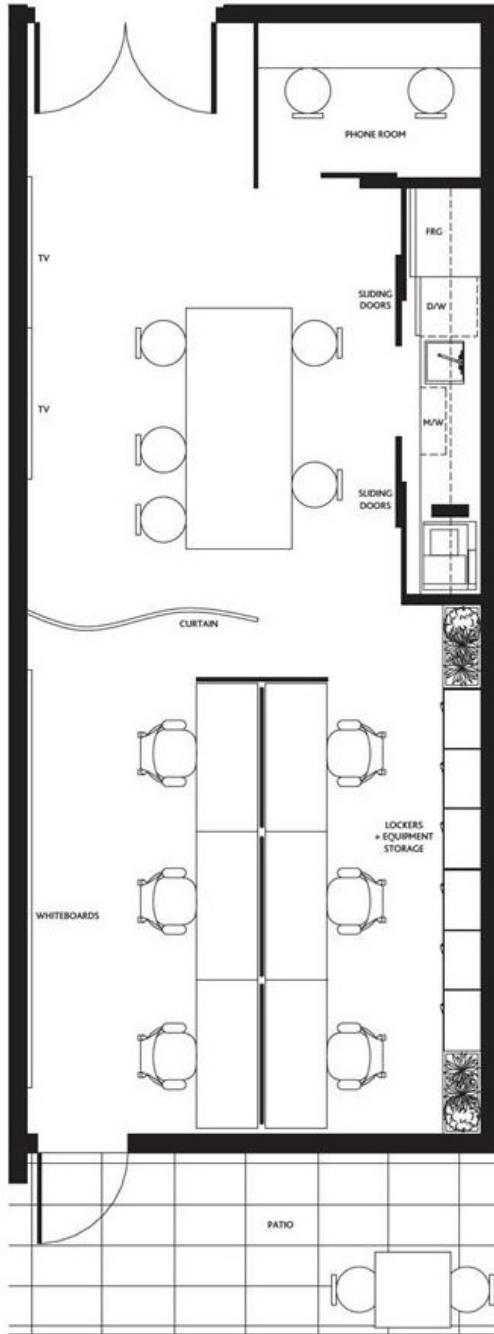
Floorplan - Unit 230 - 2,652 SF



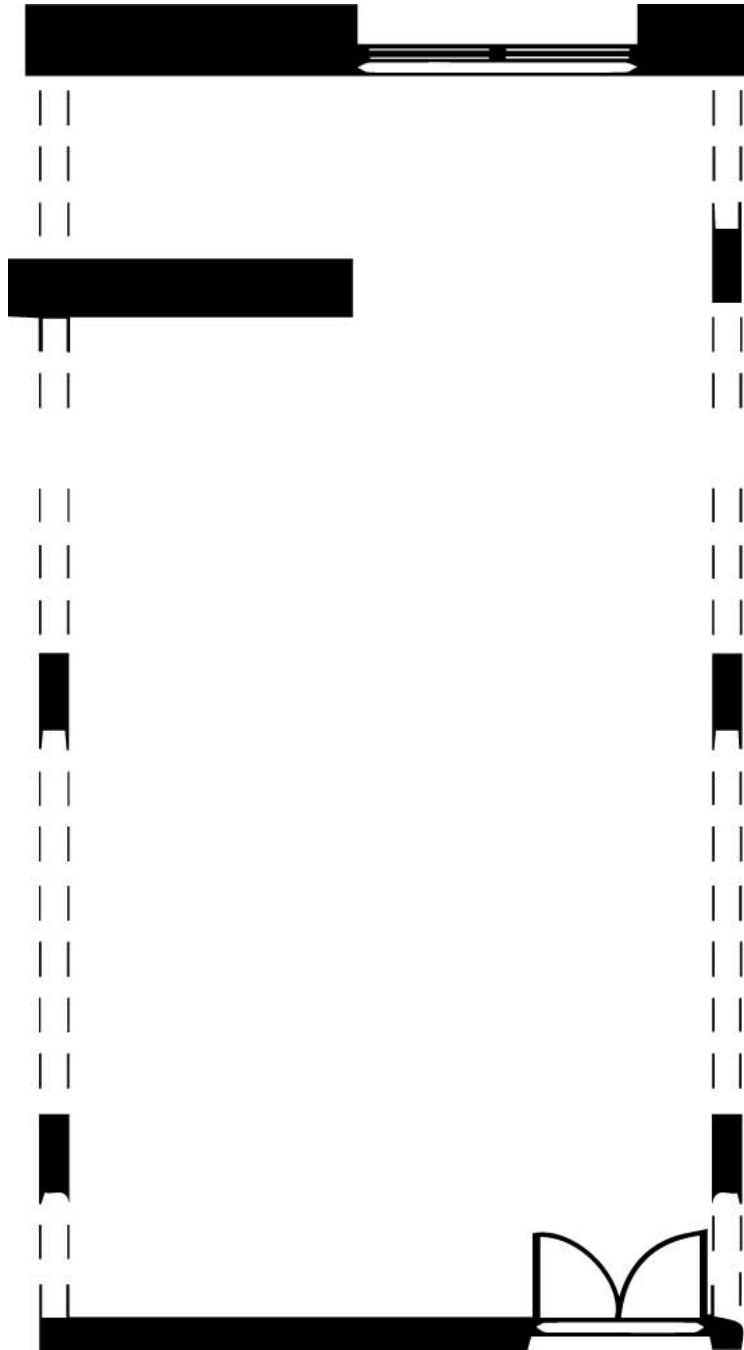
Floorplan - Unit 319: 617 SF



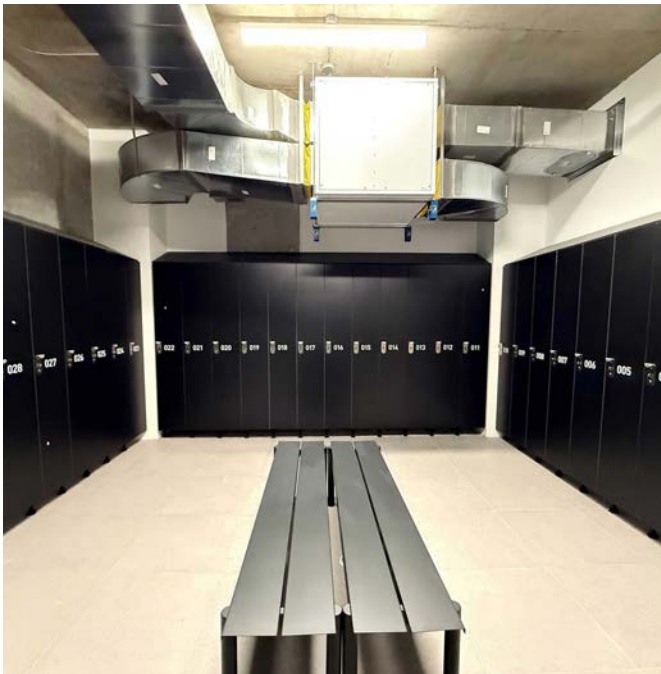
Floorplan - Unit 617: 616 SF



Floorplan - Unit 632 - 1,074 SF



Amenities



Photos



Photos



Photos

