

**AVISON
YOUNG**

For Lease

Unit 362 - 8250 Manitoba Street
Vancouver, BC



1,234 sf flex industrial unit located in the heart of South Vancouver

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*Gord Robson Personal Real Estate Corporation

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Opportunity

Avison Young is pleased to offer a 1,234 sf industrial unit for lease in the heart of the city's emerging South Vancouver neighbourhood. This newly constructed unit features modern finishes, 13' ceilings, and ample natural light, creating an ideal workspace for a range of industrial uses. The property is equipped with enhanced security features, multiple shared loading areas, large roll-up bay doors and dedicated parking. Situated in a new mixed industrial/office hub, this is an exceptional opportunity for businesses seeking a well-designed, secure, and accessible space in South Vancouver

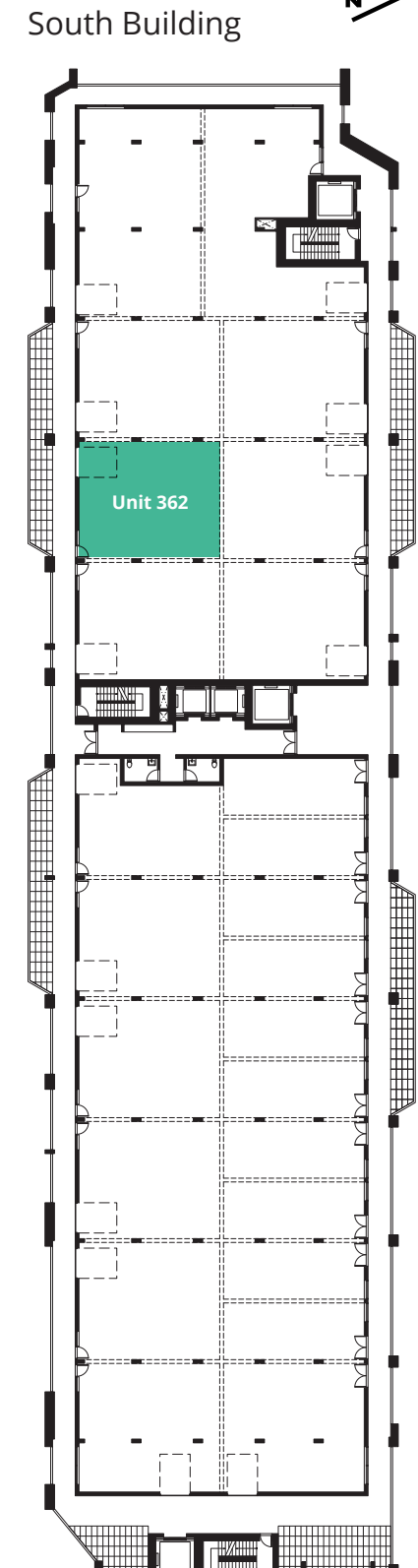
Location

Strategically situated off Marine Drive in South Vancouver, Marine Landing offers convenient access to major transportation routes, including Oak Street Bridge and Knight Street Bridge, providing easy connectivity to Richmond, YVR Airport, and downtown Vancouver. With proximity to major transit lines and the Canada Line SkyTrain, this prime location ensures seamless accessibility for both commuters and visitors.

Area highlights

-  New mixed industrial/office hub located in the heart of the city's emerging South Vancouver neighbourhood
-  Easy connections to Downtown Vancouver and Richmond via Canada Line
-  Proximity to Richmond, Surrey, Delta, and US Border

Floor plan



Property details

UNIT SIZE

1,234 sf

ZONING

I-2 (Industrial District) — Uses include:

- Light manufacturing
- Production & Artist studios
- Storage and warehousing

YEAR BUILT

2025

LEASE RATE

\$22.00

ADDITIONAL RENT (EST)

\$10.00 psf







ESTIMATED MONTHLY GROSS RENT

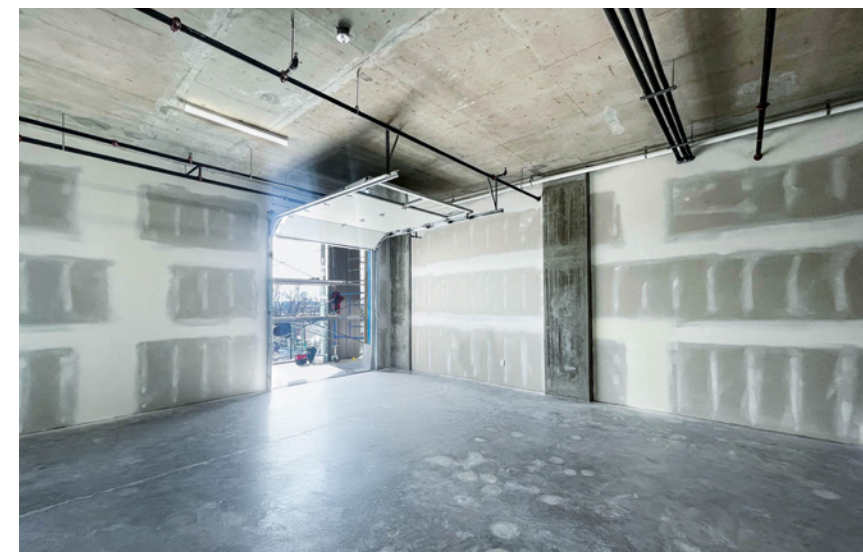
\$3,291 plus GST

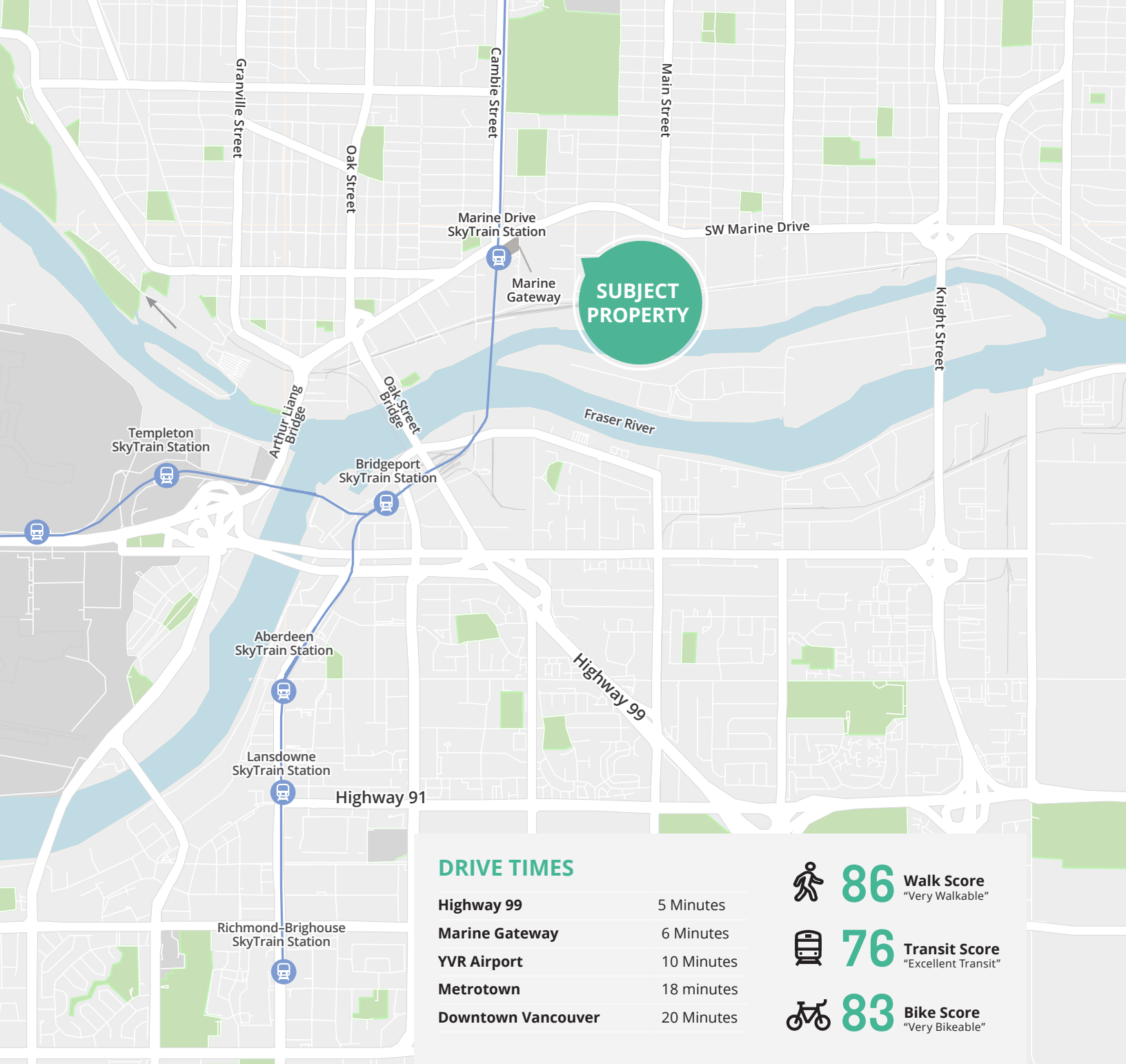
AVAILABILITY

Immediate

Property highlights

-  13' clear ceiling height
-  3 high-performance freight and 2 passenger elevators
-  Over 400 regular-sized parking stalls for passenger vehicles
-  State-of-the-art fitness centre and gym with full cardio equipment and weights
-  Shared rooftop patio space with view of Greater Vancouver
-  Access to shared lounge and meeting areas






**SUBJECT
PROPERTY**

DRIVE TIMES

Highway 99	5 Minutes
Marine Gateway	6 Minutes
YVR Airport	10 Minutes
Metrotown	18 minutes
Downtown Vancouver	20 Minutes

 **86** **Walk Score**
"Very Walkable"

 **76** **Transit Score**
"Excellent Transit"

 **83** **Bike Score**
"Very Bikeable"

Contact for more information

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