



FOR SALE

Unit 112-8188 Manitoba Street

VANCOUVER, BC

Prime Industrial & Office
Opportunity

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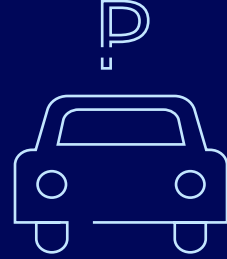
Building Highlights



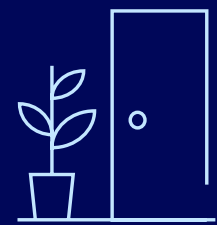
Strategic location for distribution & connectivity



Contemporary west-coast style honours the neighborhood's industrial past



Regular-sized parking stalls for passenger vehicles



Flexible workspaces ranging from 600 SF - 20,000 SF



Full suite of industrial-relevant amenities that make business easier

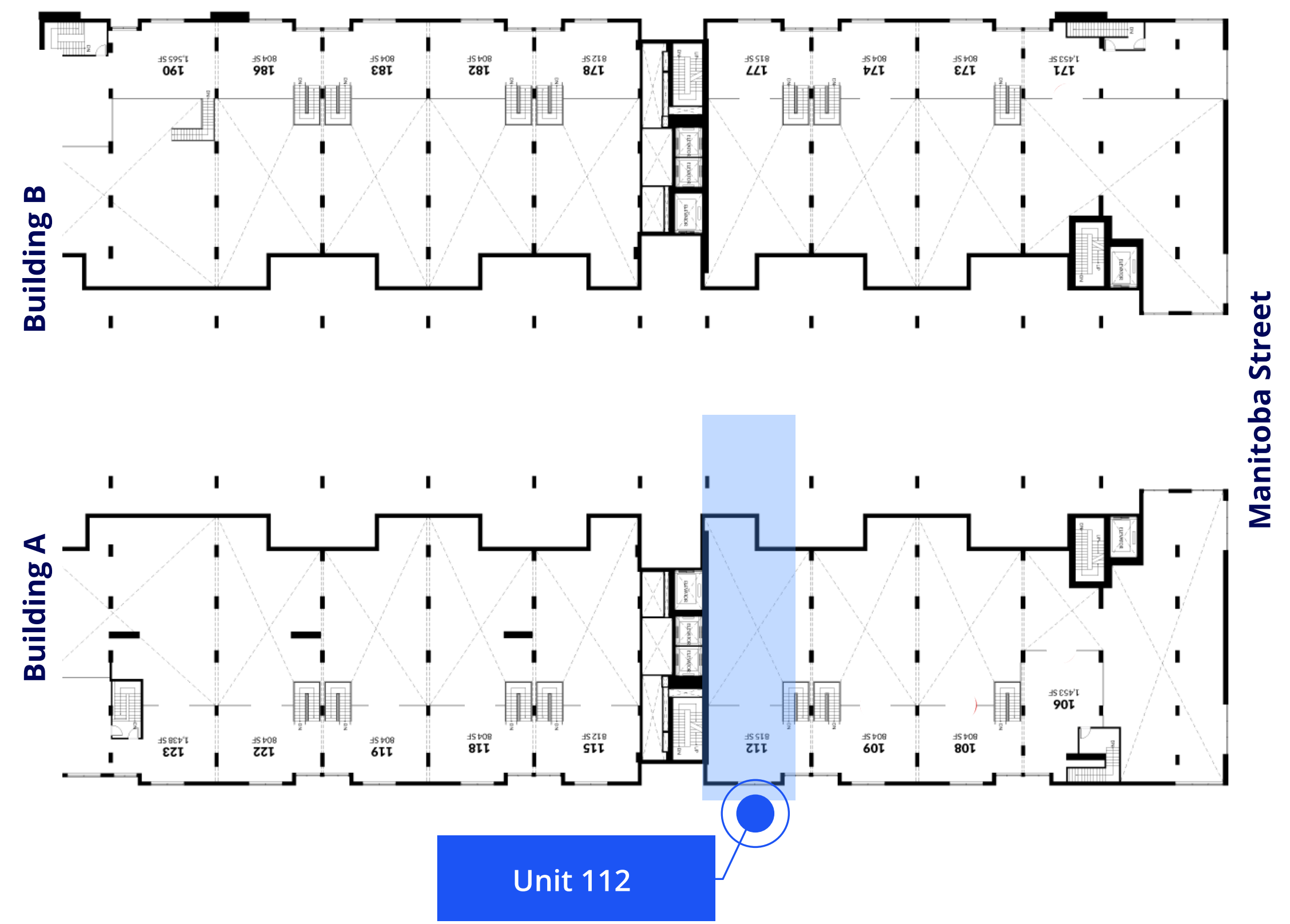
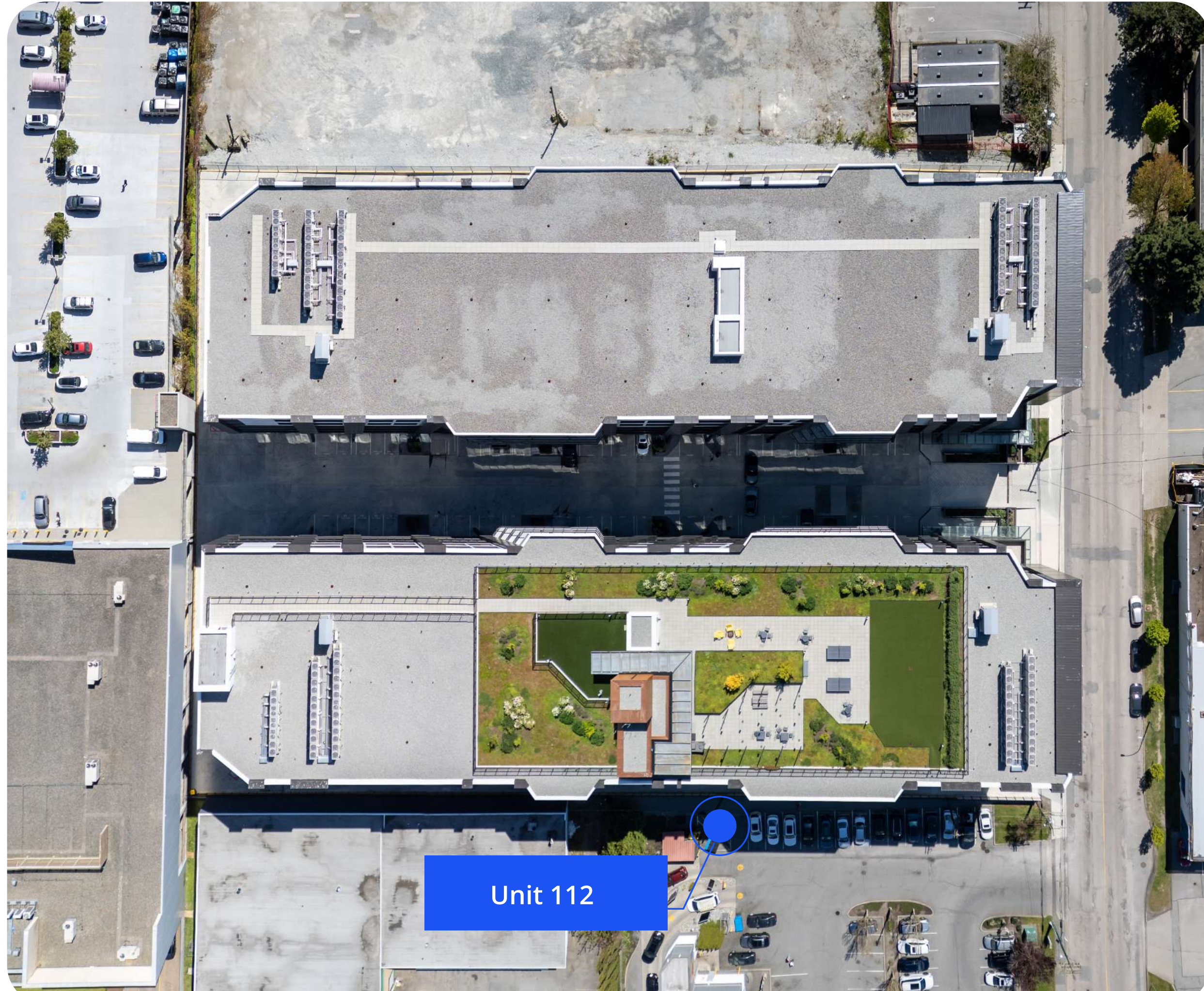


Bookable boardroom with audio-visual equipment and whiteboards for brainstorming

Marine Landing is a new mixed industrial/office building located in the heart of the city's emerging South Vancouver neighborhood. With a wide range of smart business features and future-forward amenities, Marine Landing makes it easier to work, create, build, and grow. Thoughtfully designed for a new generation of business innovators and entrepreneurs.

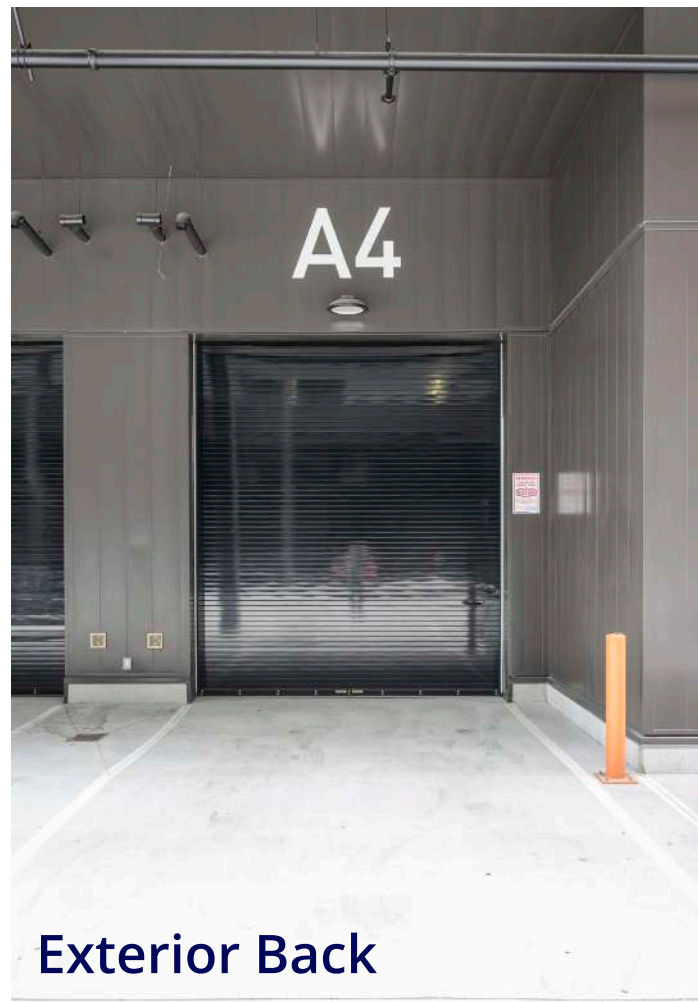


Site Plan

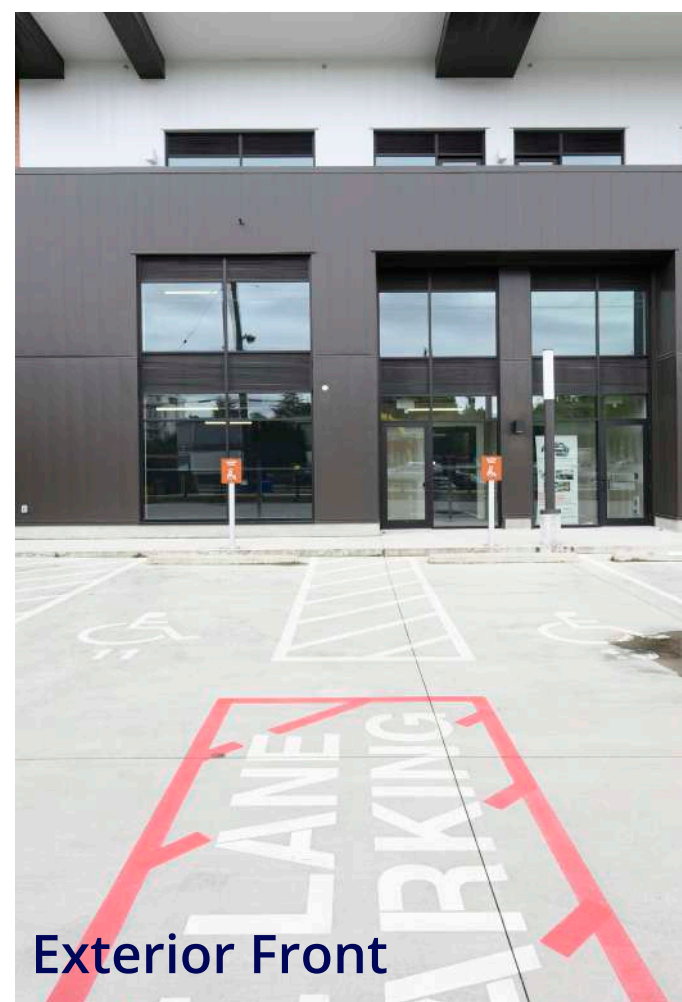


About Unit 112

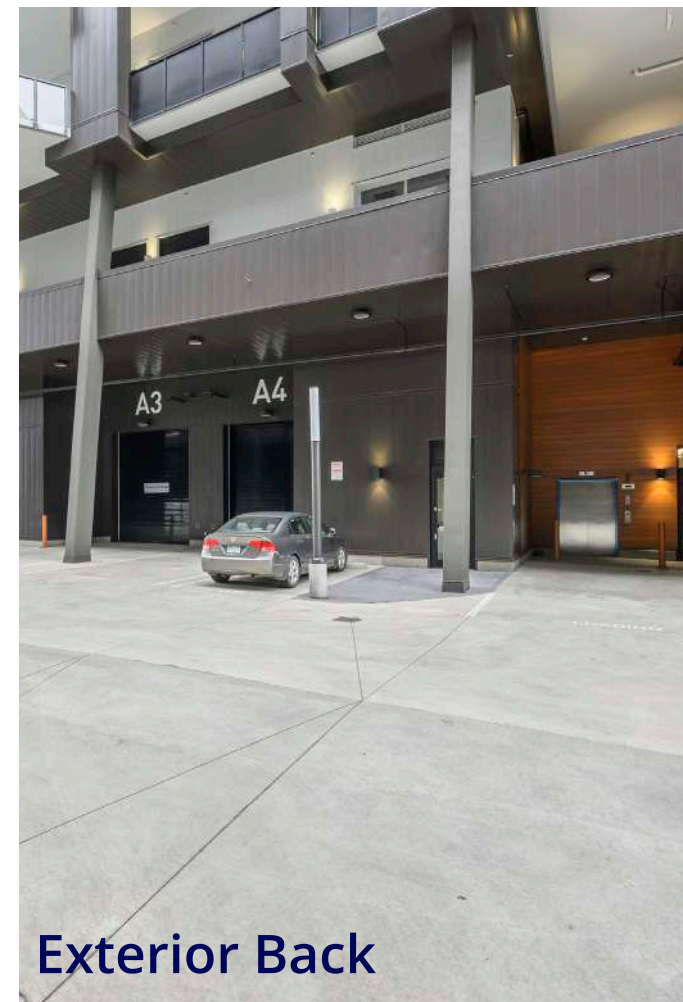
- 9' parkade clearance accommodates Sprinter van parking, supporting flexible urban logistics and service needs
- 2,469 SF main floor + 815 SF mezzanine (3,284 SF total)
- Flexible I-2 zoning allows for light manufacturing, production, storage, warehousing, medical labs, and more
- Features include a roll-up grade door and freight/passenger elevator access



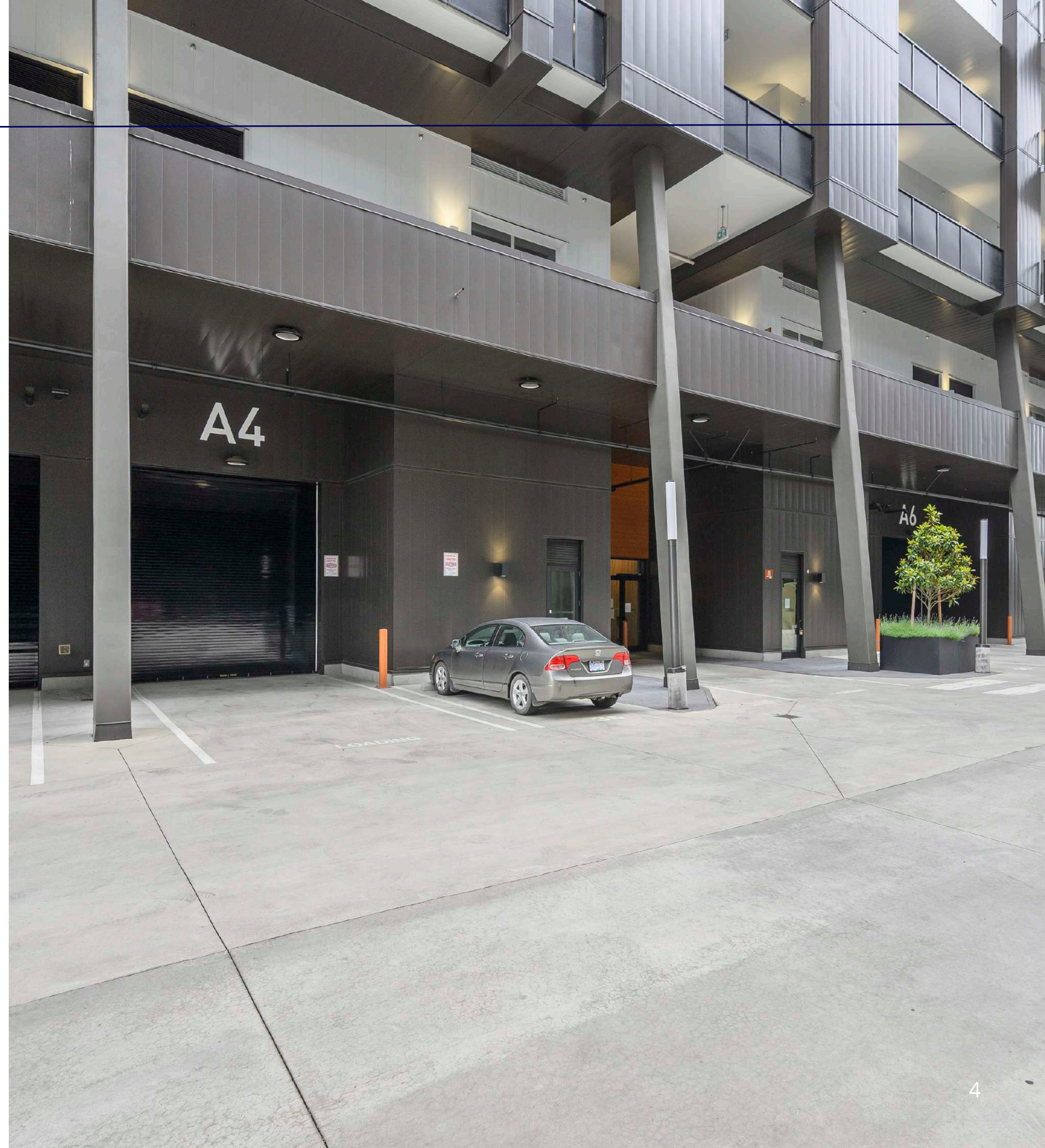
Exterior Back



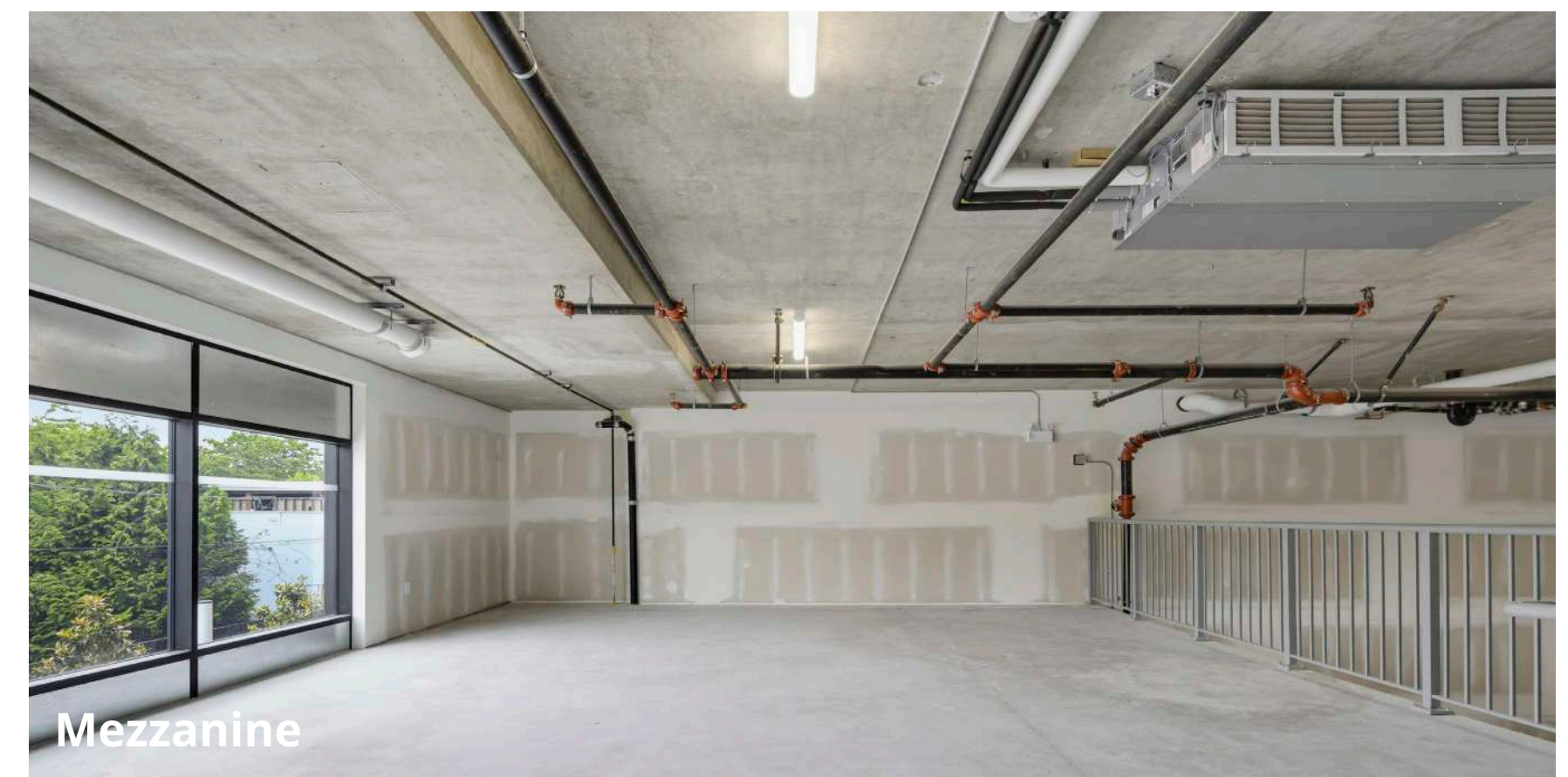
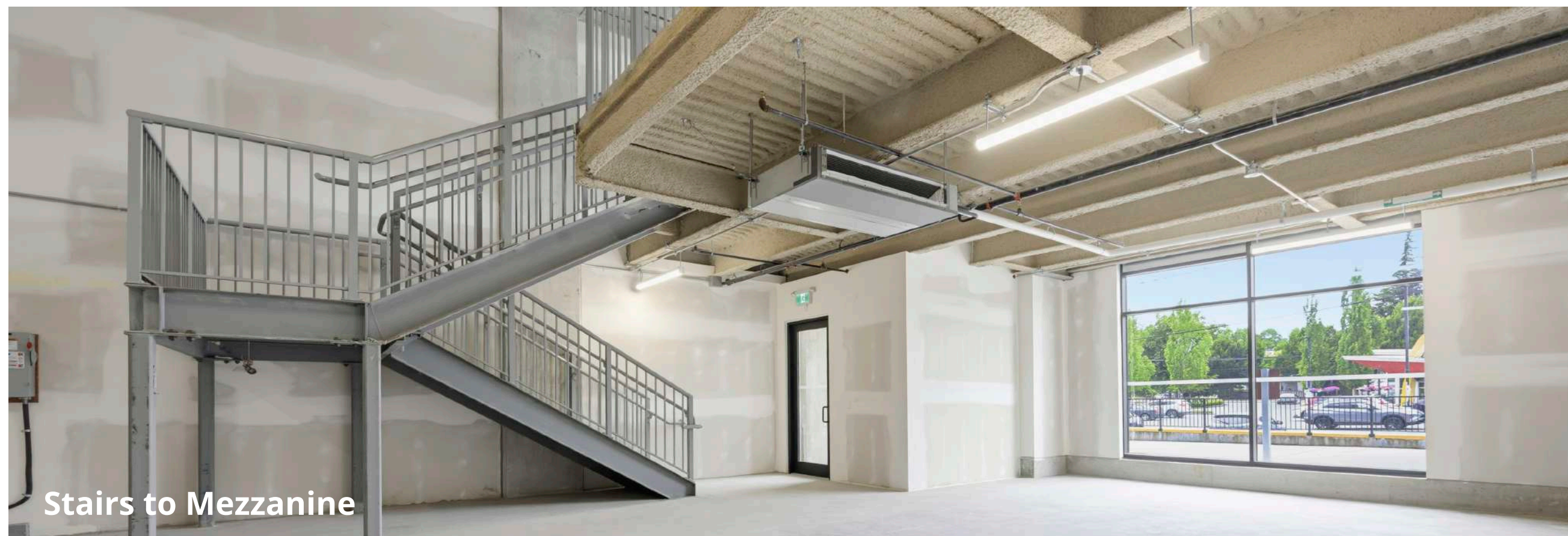
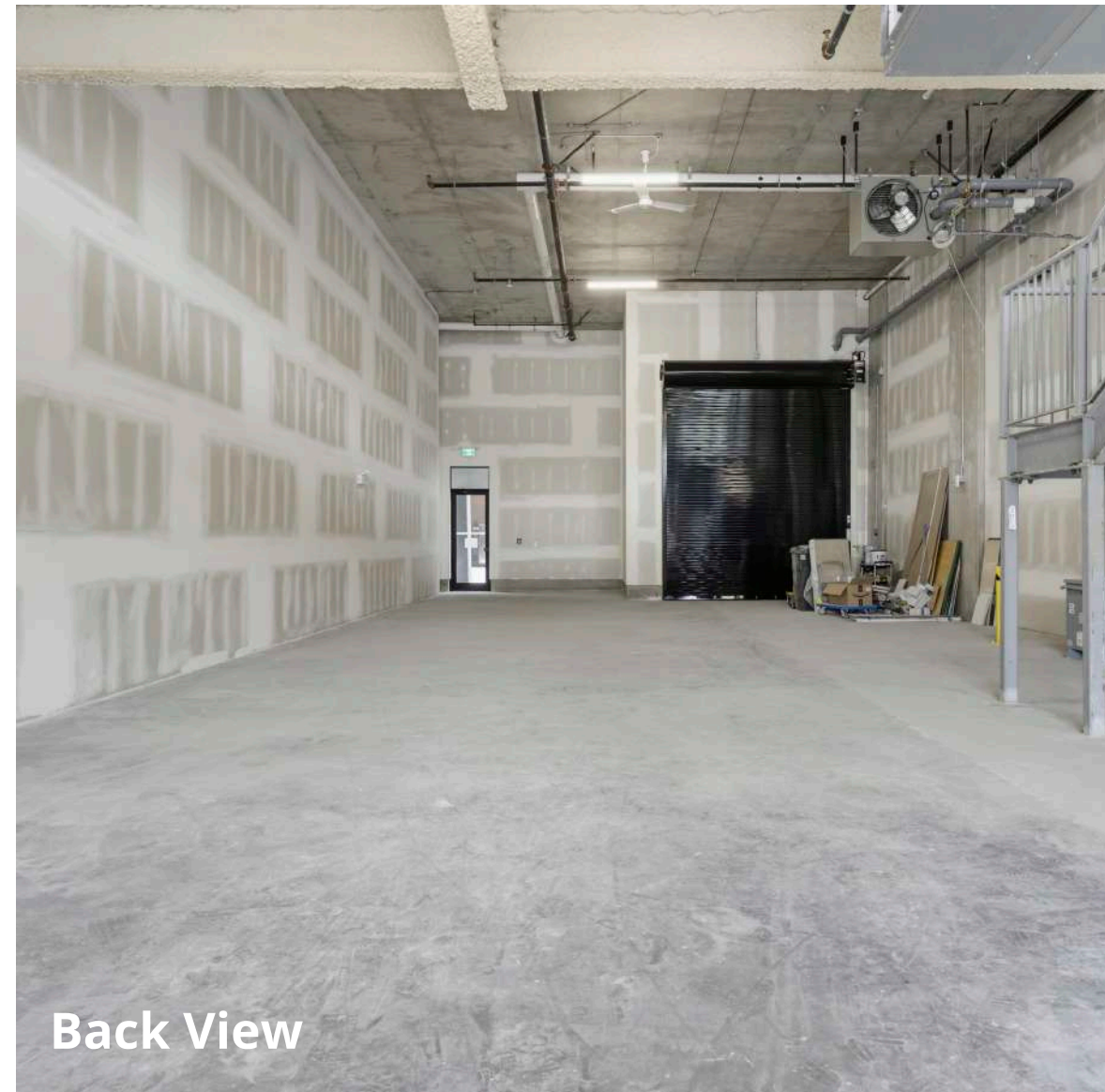
Exterior Front



Exterior Back



Unit 112 Interior



Location Overview

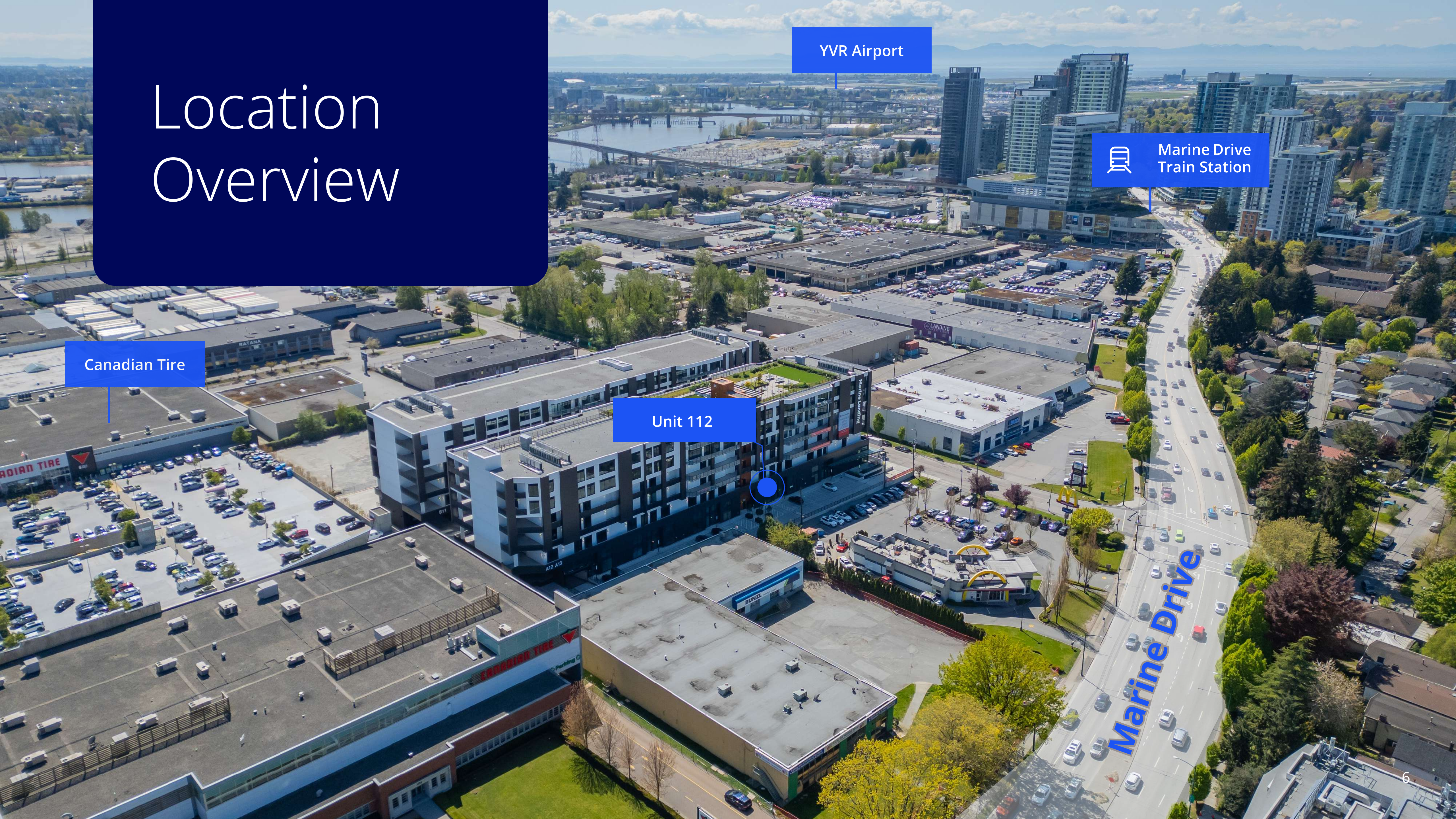
YVR Airport

Marine Drive Train Station

Canadian Tire

Unit 112

Marine Drive



Location Overview

Strategically located at Marine Landing in South Vancouver, Marine Landing offers exceptional connectivity with direct access to **SW Marine Drive** and quick links to **Oak Street & Knight Street Bridges**, providing efficient routes to Richmond, YVR, and **Highways 91 & 99**—ideal for seamless city-wide distribution and logistics operations.

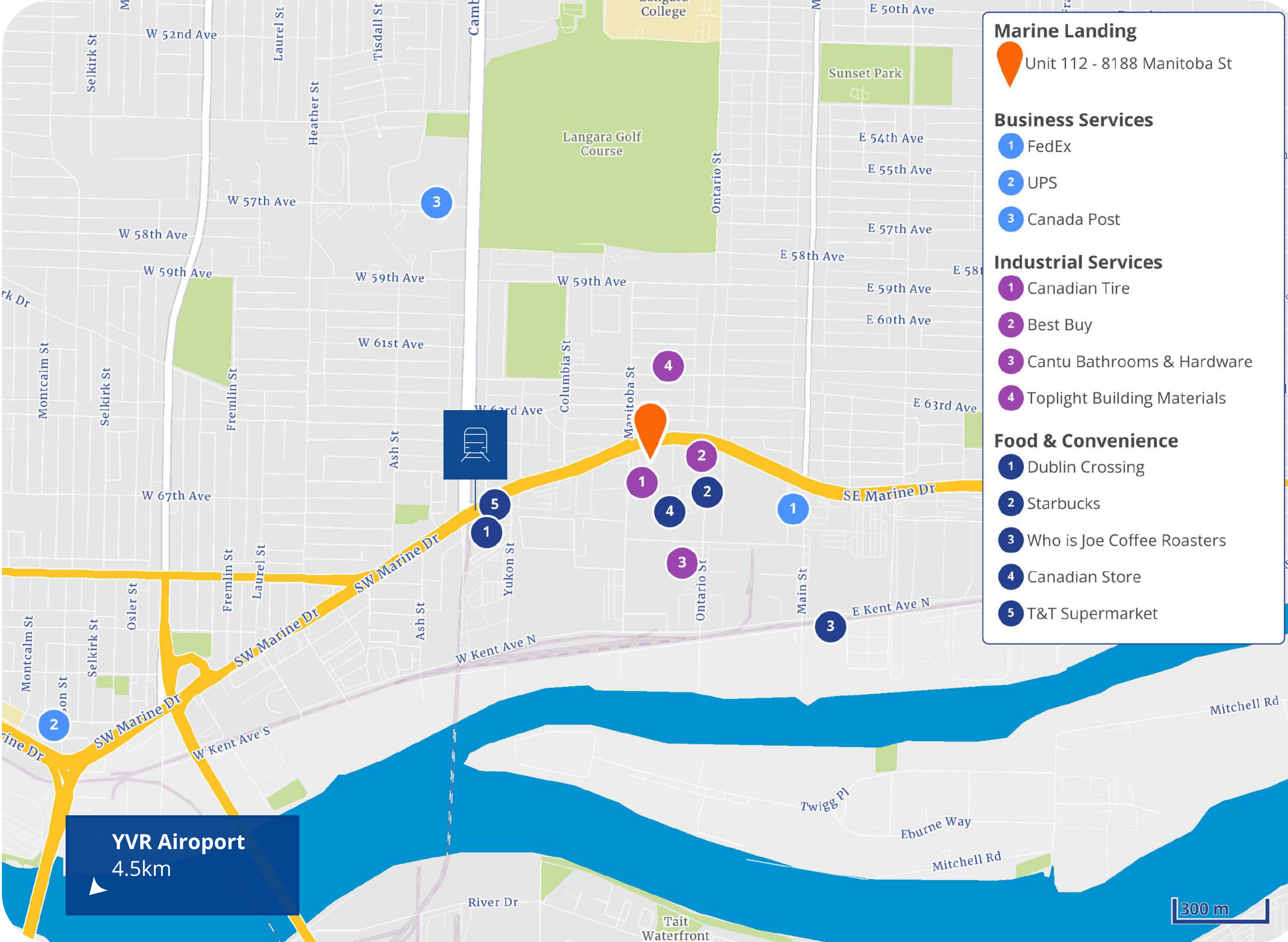
The surrounding area is rich with amenities at Marine Gateway—including retail, dining, and everyday services—alongside a strong local labour pool drawn from South Vancouver and Richmond. This highly accessible and amenity-rich location supports a wide range of industrial, creative, and service-based operations, making it an ideal hub for growth and efficiency.



12 Minutes Drive

12 Minutes Walking

YVR Airopport
4.5km

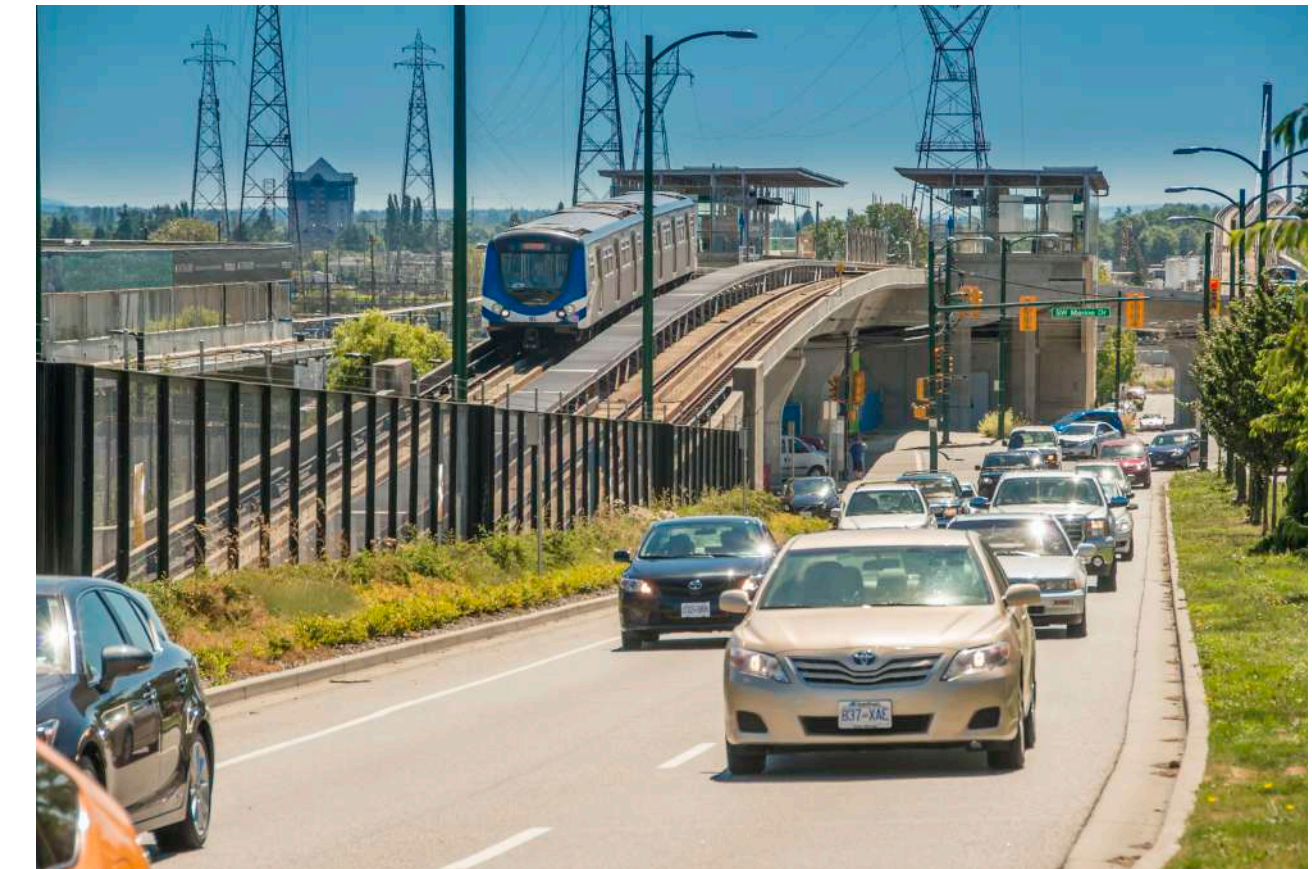


Neighborhood

Positioned in the rapidly evolving Marine Landing district of Marpole, 8188 Manitoba Street sits within one of Vancouver’s most strategic urban-industrial hubs.

Marine Landing is uniquely defined by its high-performance mix of industrial, commercial, and emerging residential uses, creating a vibrant ecosystem where businesses benefit from both proximity to a growing workforce and strong daytime population. For industrial users, this translates into reduced labour constraints, increased customer accessibility, and long-term business sustainability in a central urban setting.

As one of the first points of entry into Vancouver via transit and major road networks, this corridor functions as a true gateway into the city—meaning continued public and private investment will be focused here. This positioning enhances corporate visibility, brand presence, and long-term asset value.



The Marpole in the Future

- Continued development around Marine Drive Station will drive higher density, increased foot traffic, and enhanced accessibility, boosting long-term property value.
- Approximately 250,000 SF of retail space will accommodate shops, restaurants, and everyday services
- Increasing residential density nearby will support a larger local labour pool, along with new retail, services, and dining options.
- Policies encourage stacked industrial formats, higher ceilings, freight access, and adaptable layouts, aligning perfectly with modern logistics, e-commerce, and light manufacturing users.

Demographics



2025
Population
124,241



2025 Average
Household Income
\$129,029



Bike
Score
83



Walk
Score
87



Transit
Score
74



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