

#316-8188 Manitoba Street

Vancouver, BC

Brand New Flex Industrial Unit at Marine Landing in South Vancouver

For Sale: Industrial



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The Opportunity

Unit 316 at Marine Landing offers the opportunity to acquire one of the best-located flex industrial strata units currently available for sale within the project. The 1,255 SF unit features 13' clear ceilings, an efficient open layout, and a position directly beside the elevators, providing a meaningful advantage for loading, access, and day-to-day operational efficiency. Zoned I-2, the unit can accommodate a range of industrial, production, service, and select office uses.


Marine Landing


Marine Landing is designed for modern users, with shared loading access, oversized freight elevators, wide common corridors, and a strong amenity package including a rooftop patio, fitness facility, boardroom, lounge, bike storage, and showers. The property is strategically located just off Marine Drive, with excellent access to Vancouver, Richmond, YVR, and key bridge connections.

Property Details

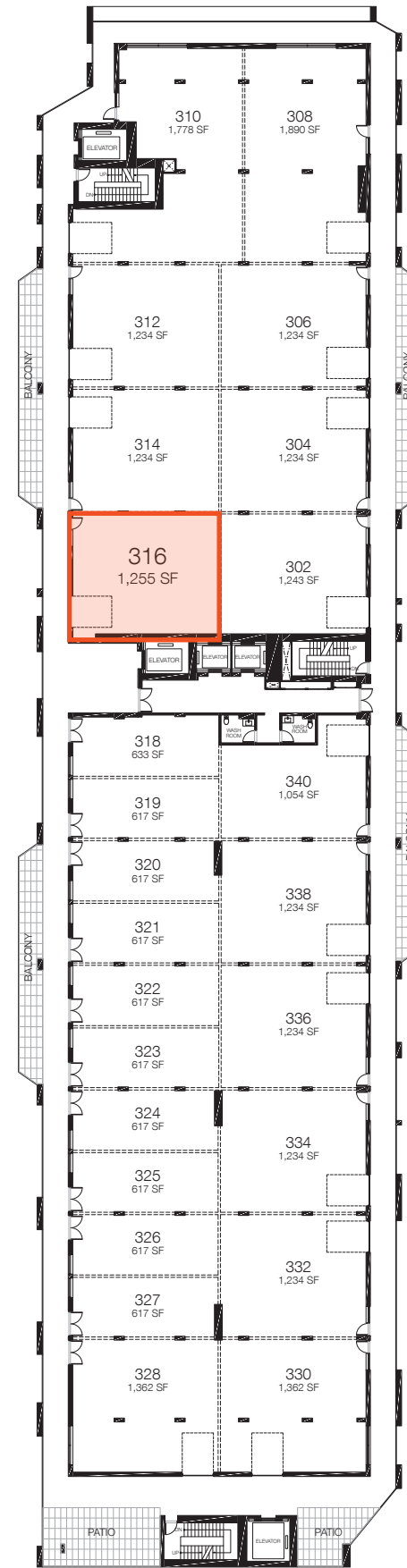
 PID
032-384-076

 Unit Size
1,255 SF

 Year Built
2024


 Zoning
I-2 (Industrial)


 Strata Fees
\$375.44/month
Asking Price
\$819,900




Property Highlights


 13' ceiling height

 3-phase power

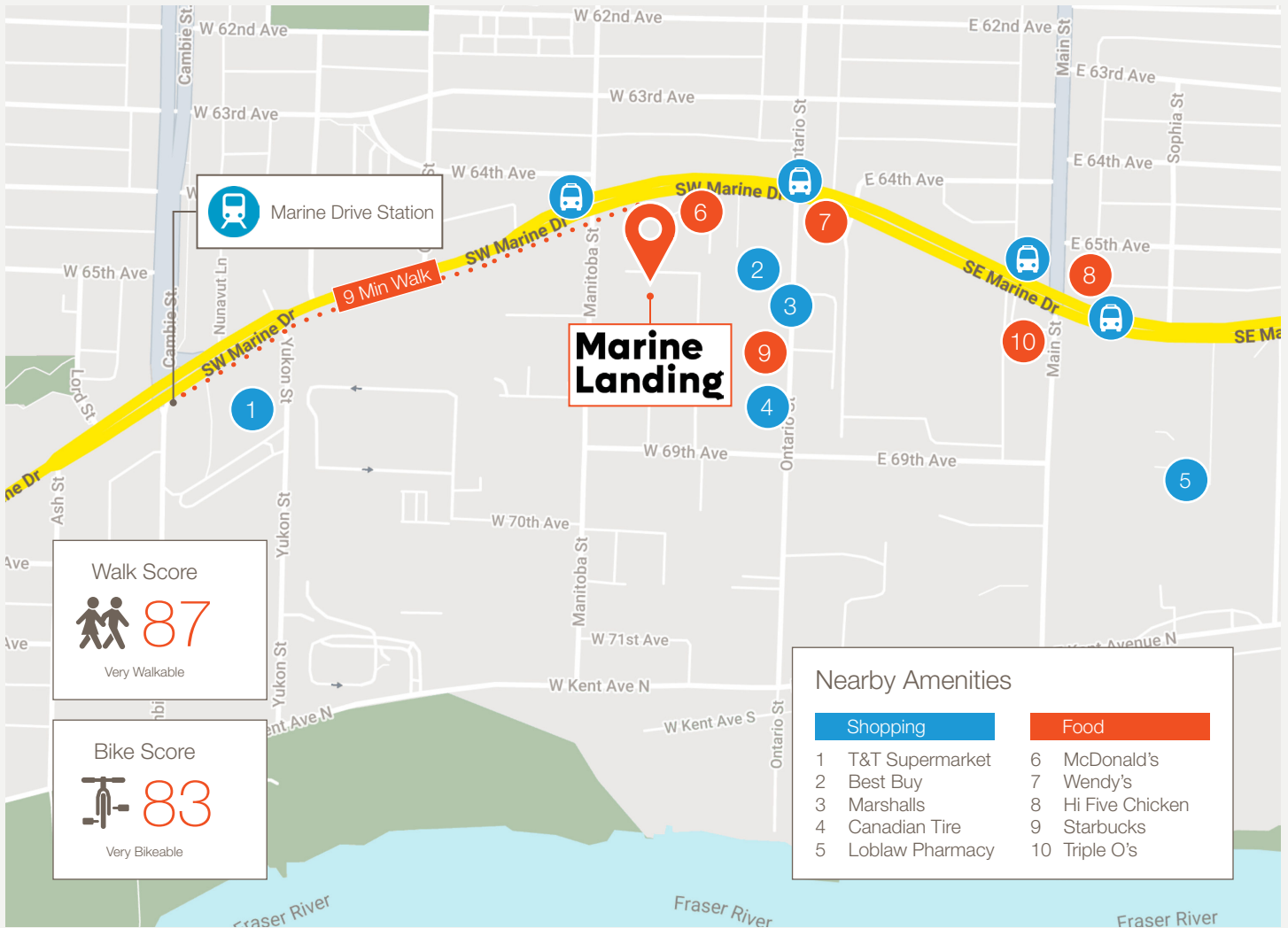
 One (1) grade loading door and access to shared loading area with dock and grade loading

 6'-8' wide corridors

 Extensive shared amenities include change rooms with private showers and lockers, a fitness centre, end-of-trip bike facilities, and secure underground storage

 Thoughtfully designed common areas include a landscaped rooftop patio with BBQ facilities, outdoor seating, and a dog run





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