

8252 Manitoba Street

VANCOUVER, BC, CANADA



INDUSTRIAL LAND FOR LEASE

Up to 1.65 Acres of Secured
Industrial Land and 1,201 SF
of Modern, Improved Office

For information, please contact:

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NEWMARK

8252 Manitoba Street

VANCOUVER, BC, CANADA

The Opportunity

8252 Manitoba Street presents a rare opportunity to secure secured, I-2 zoned industrial land in one of Vancouver's most sought-after and supply-constrained urban industrial corridors. Situated just off SE Marine Drive, the site offers exceptional connectivity to Highway 99, the Knight Street Bridge, YVR, and Downtown Vancouver — making it an ideal base of operations for distribution, trades, contractors, or vehicle-oriented users. Available individually or combined, Lot A and Lot B offer flexibility to accommodate a range of operational footprints, with a build-to-suit opportunity available on Lot B for tenants requiring a purpose-built facility.

Leasable Area

Lot A: 0.24 Acres;
Lot B: 1.41 Acres,
1.65 Acres Total

Availability

Immediately

Lease Term

Flexible

Lease Rate

Contact listing agents

Zoning

I-2 (General Industrial) - Permits a broad range of industrial uses including storage, warehouse, distribution, light manufacturing, wholesale, trade and contractor services, and ancillary office.

NEWMARK



LOT A








LOT B








Build to Suit
opportunity available

0.24 ACRES OF INDUSTRIAL LAND WITH IMPROVED OFFICE

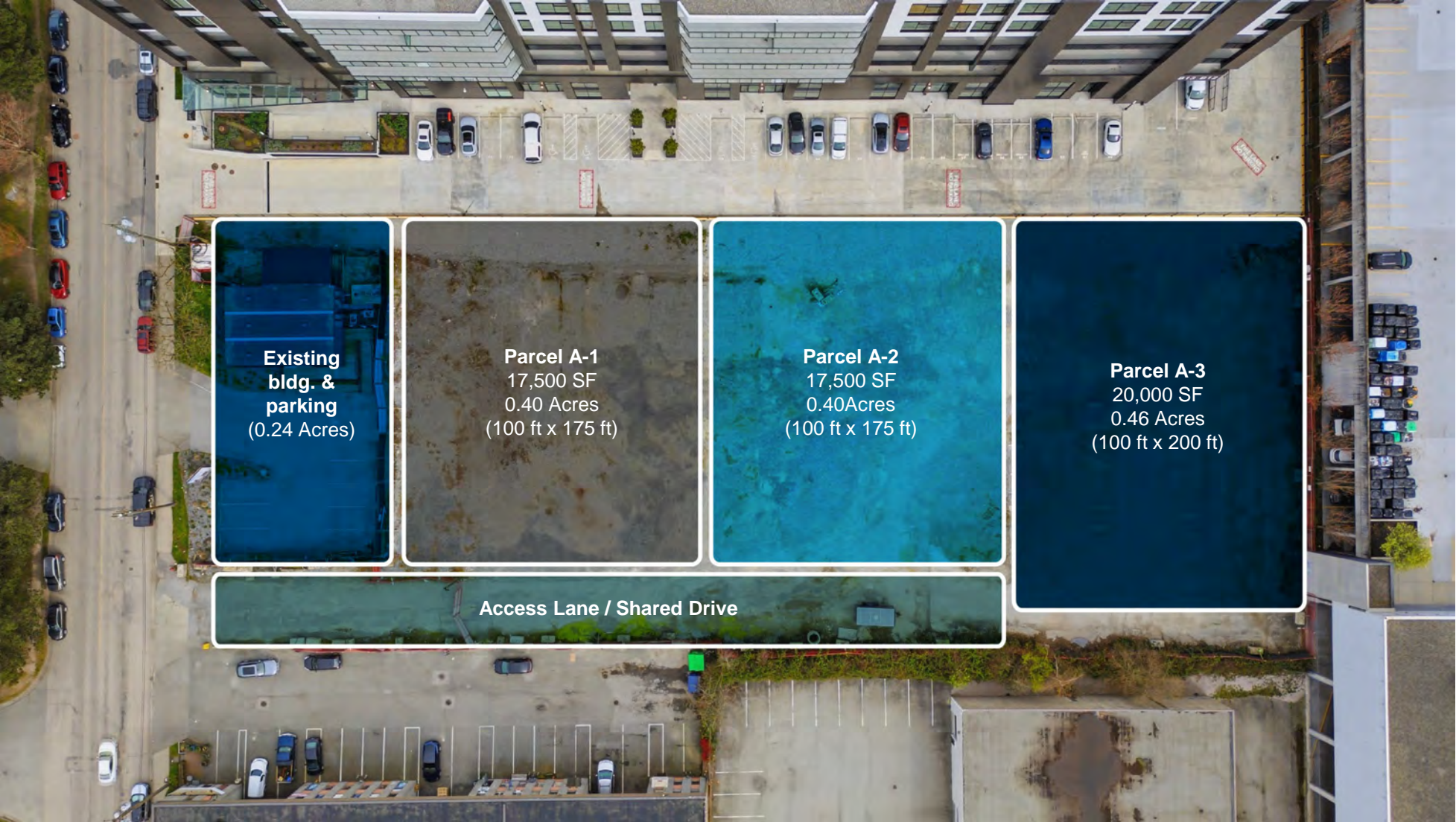
-  Fully paved yard area
-  1,201 SF modern, improved office
-  9 parking stalls
-  One universal washroom in office
-  Fibre Optic Internet available

UP TO 1.41 ACRES OF INDUSTRIAL LAND

-  8' construction fenced surrounding site
-  3 floodlights
-  Graveled yard area
-  Secured and gated site

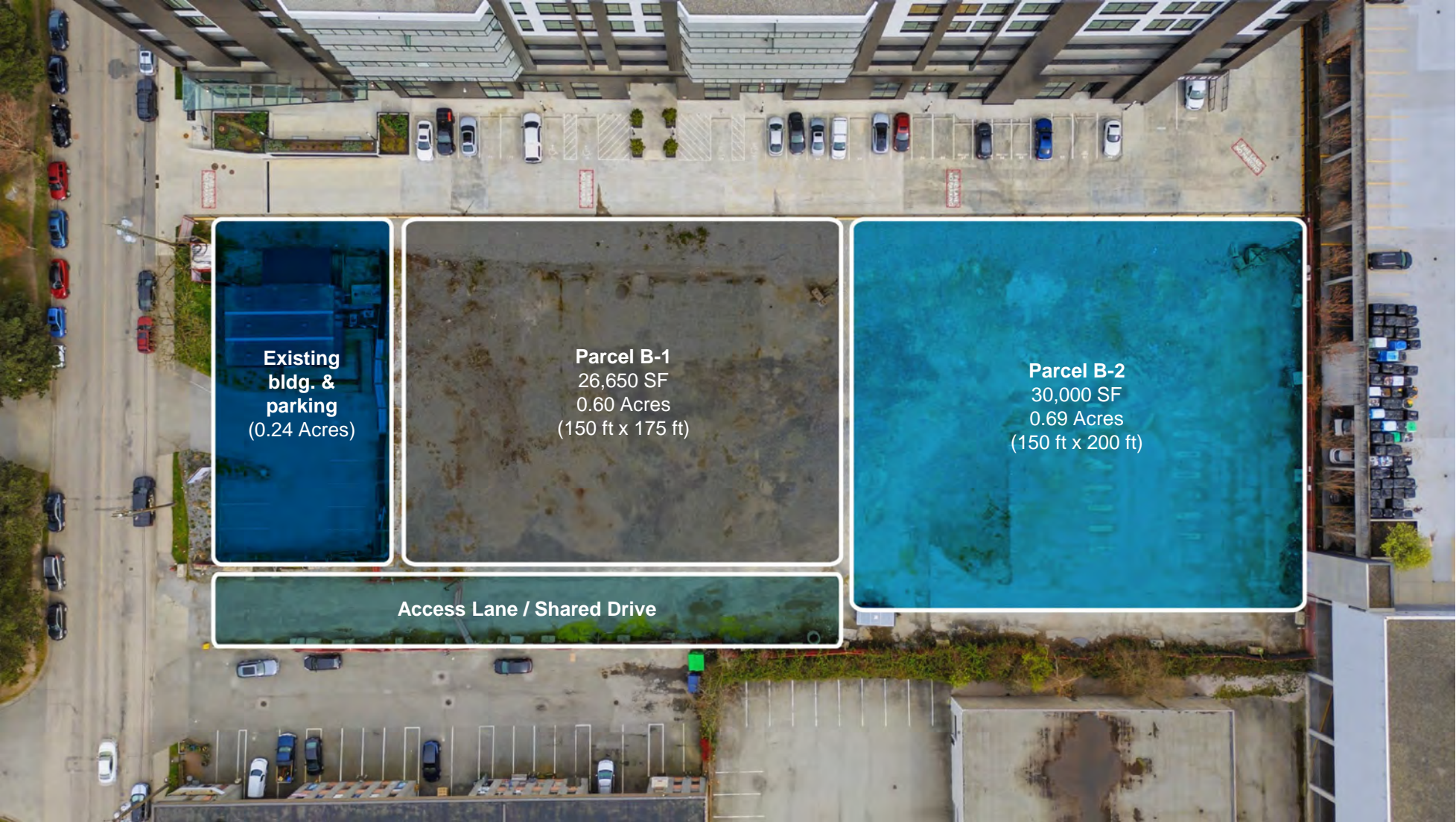
Sample Leasing Configuration – 3 Parcels

Lot B – 1.41 ACRES (±61,420 SF) | Configurations Subject to Landlord Approval



Sample Leasing Configuration – 2 Parcels

Lot B – 1.41 ACRES (±61,420 SF) | Configurations Subject to Landlord Approval



DRIVE TIMES (IN MINUTES)

8252 MANITOBA STREET

<1
SE MARINE DRIVE

2
MARINE GATEWAY

4
OAK ST BRIDGE/HWY 99

4
ARTHUR LAING BRIDGE

4
KNIGHT STREET BRIDGE

7
VANCOUVER INTL. AIRPORT

15
DOWNTOWN VANCOUVER



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