

South Vancouver Short-Term Lease Opportunity



Up to 70,000 SF of Warehouse/Office Area & 2 Acres of Yard Available



FOR LEASE

8188-8250 Manitoba Street
Vancouver, B.C.



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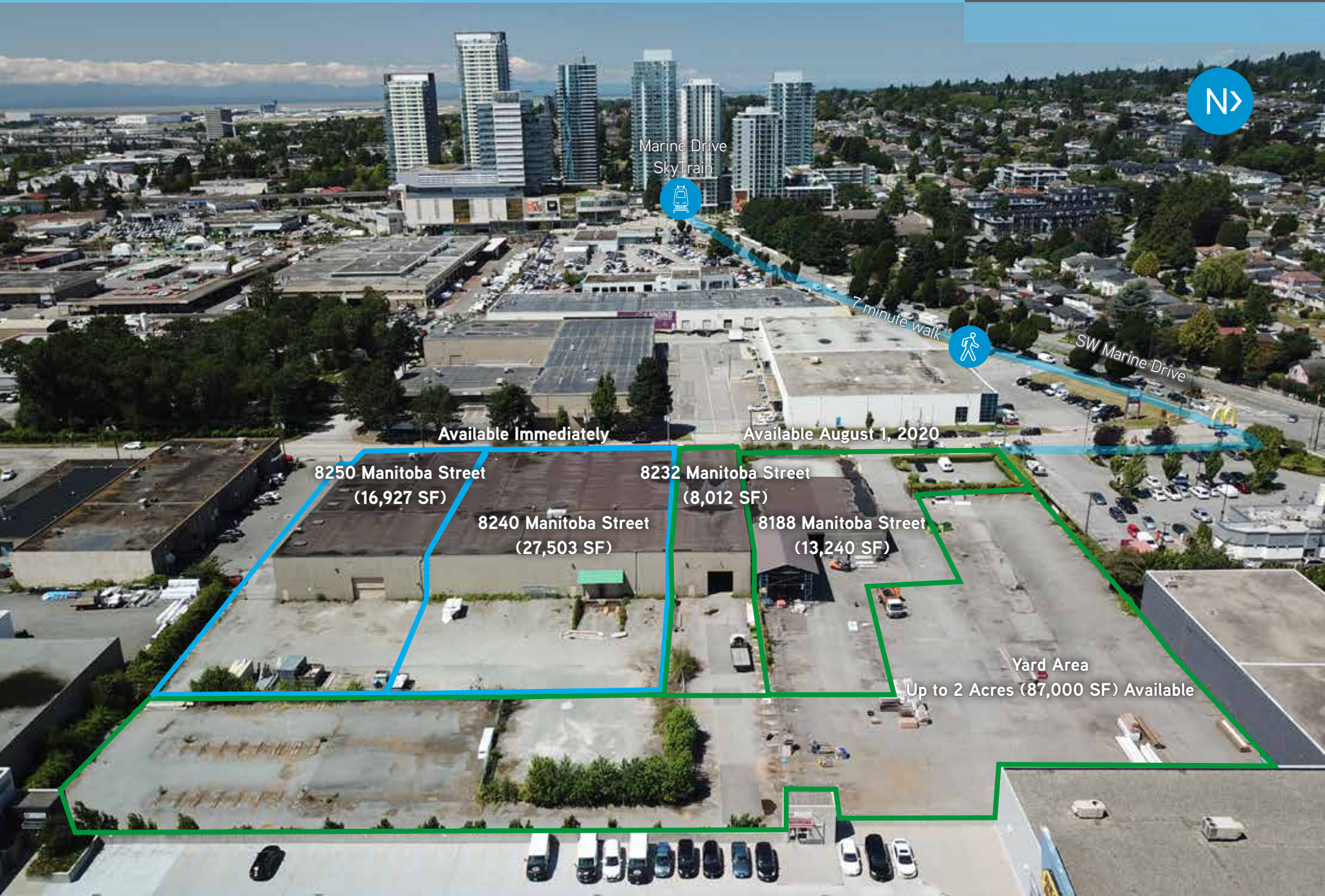
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8188 Manitoba Street

FOR LEASE

8188-8250 Manitoba Street, Vancouver, B.C.



OPPORTUNITY

The subject property is ideally located in the heart of one of the most rapidly developing mixed-use/industrial nodes in all of Metro Vancouver. Located just a 7-minute walk from the Marine Drive SkyTrain station and with ample parking and outdoor storage area, the property features high-ceiling warehouse areas with flexible loading configurations and unit sizes. With a large portion of the property available for immediate occupancy and the balance available as of August 1, 2020, the property would serve as a great short-term lease opportunity for the film industry or a host of industrial businesses.

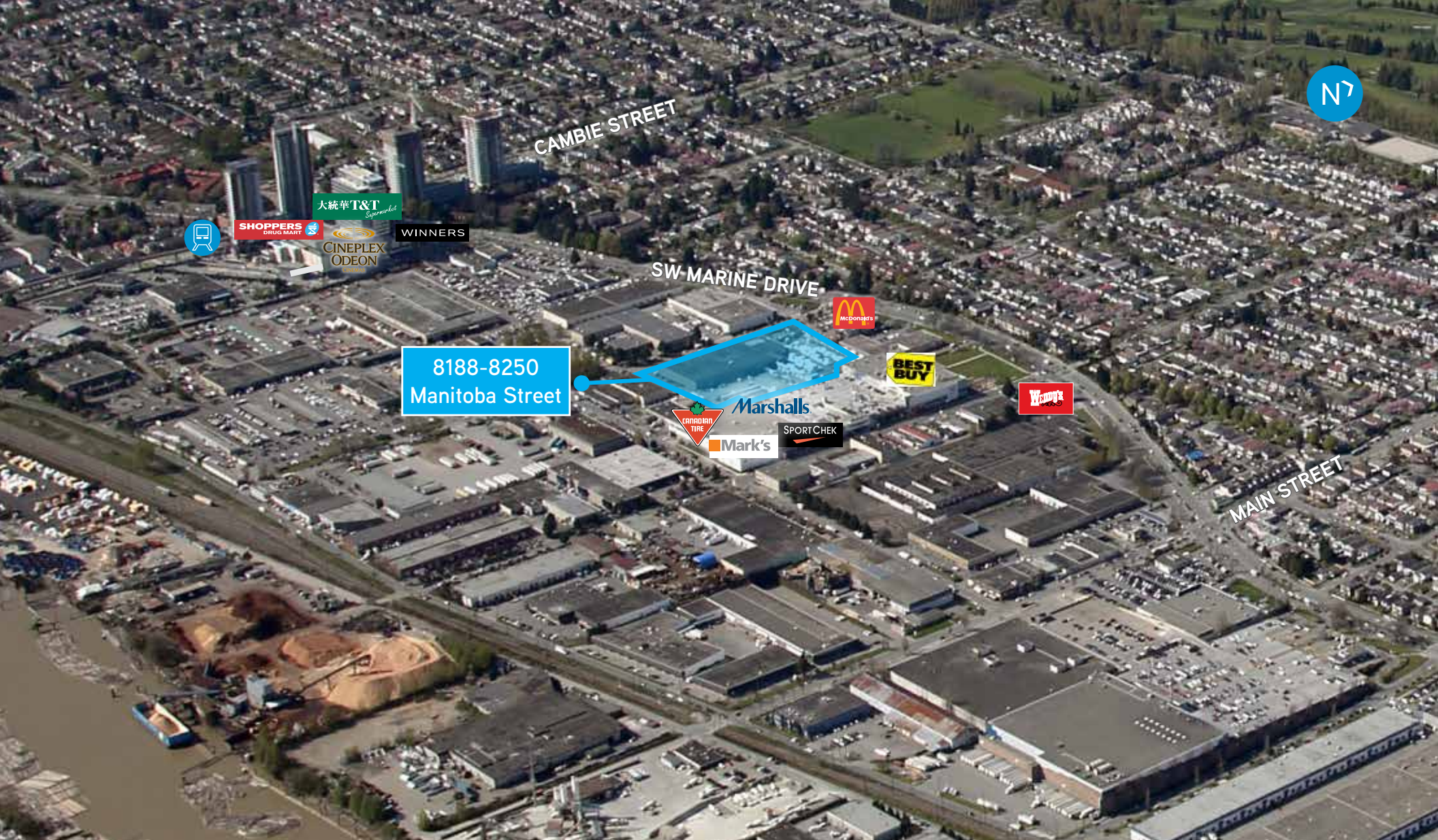
ZONING

I-2 Industrial, allowing for a broad range of industrial uses including film production, distribution, and manufacturing.



ADDRESS	APPROXIMATE TOTAL UNIT AREAS	APPROXIMATE OFFICE/SHOWROOM AREAS	LOADING	CEILING HEIGHT	UNIT DESCRIPTION	ASKING ANNUAL GROSS RENT	AVAILABILITY
8188 Manitoba Street	13,240 SF	7,000 SF	1 Grade	15.5' clear	High quality office & showroom space and adjoining lower ceiling warehouse with additional outdoor covered storage area of 1,700 SF (not included in unit area).	\$20.00 PSF	August 1, 2020
8232 Manitoba Street	8,012 SF	1,496 SF	2 Grade	24.5' clear	High ceiling warehouse area with sprinklers; 1 grade level door on both west and east sides of the unit. Small high quality office area over two floors fronting Manitoba St.	\$19.00 PSF	August 1, 2020
8240 Manitoba Street	27,503 SF	3,692 SF	2 Dock 1 Grade	24.5' clear	High ceiling warehouse area with sprinklers; both dock and grade level loading. High quality office area over 2 floors.	\$19.00 PSF	Immediate
8250 Manitoba Street	16,927 SF	2,014 SF	1 Dock 1 Grade	24.5' clear	High ceiling warehouse area with sprinklers; 1 grade level door on east side of the unit and 1 dock level door on west side of unit. Additional 2,840 SF wood deck storage mezzanine not included in unit area.	\$16.00 PSF	Immediate
Yard Area	Up to 2 Acres Available	-	N/A	N/A	Fenced and paved yard.	\$4.50 PSF	August 1, 2020

Leases of 1 year in length, or less, will be considered, or up to 2 years in length with a Landlord's termination right after 1 year



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