



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**8274 MANITOBA STREET**

**SOUTH VANCOUVER, BC**

**2,646 SF HIGH PROFILE  
WAREHOUSE / OFFICE UNIT**

**RATE REDUCTION  
\$19.00 PSF**



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**Noah Freedman**

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**SOUTH VANCOUVER, BC**

### LOCATION

This property is conveniently located in the developing commercial area of South Vancouver, North of Marine Drive and in between Main Street and Cambie Street. The property offers convenient access via the major transport routes to Downtown Vancouver, Richmond, Burnaby and only ten minutes from Vancouver Airport.

### ZONING

I-2 Zoning, Allowing for a broad range of commercial & industrial uses.

### PROPERTY FEATURES

- One (1) grade loading door
- 20' ceilings
- Two (2) washrooms
- Three (3) designated parking stalls
- 100 amps of power (to be confirmed)
- One (1) dock loading door

### SIZE

2,646 SF

### ASKING RATE

\$22.00 PSF \$19.00 PSF

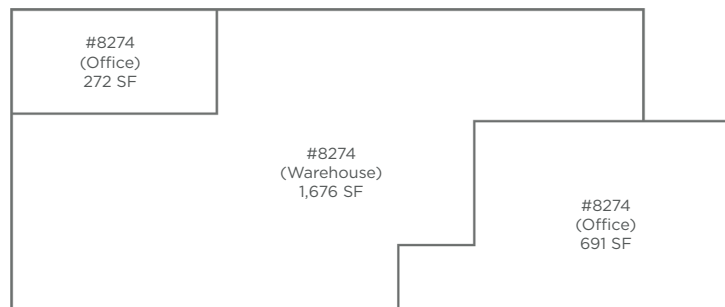
### AVAILABILITY

March 1st, 2025

### ADDITIONAL RENT

Contact listing agents

### FLOOR PLAN



### LOCATION MAP



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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