

INDUSTRIAL AMENITIES

INDUSTRIAL FEATURES

- Spacious delivery facilities make logistics easier
- Extra-wide common loading dock
- At-grade ramps make shipping/receiving less time consuming and more efficient
- Engineered floors with larger, closer joists increase loading capacity
- Centralized loading corridor at grade
- Large roll-up bay doors for larger industrial users on levels 1–4

PARKADE

- 3 high-performance freight and 2 passenger elevators per building
- 9' clear ceilings to allow for Sprinter van access and loading
- Over 50 ten-foot wide, oversized parking stalls for secure Sprinter van parking
- Over 400 regular-sized parking stalls for passenger vehicles
- Over 100 secure bicycle parking spaces
- 46 electric vehicle charger stalls
- Dedicated car share parking location
- On-site garbage and cardboard compactors for easier waste and recycling removal



BUILDING FEATURES

Marine Landing is a bold step forward in the design of industrial architecture. It's modern strength comes from a commitment to function, as well as an intentional use of materials connected to Vancouver's riverfront heritage.

**Marine
Landing**

ENTRANCE AND MAIN LOBBY

- A dramatic double-height lobby lends a sense of expansion and enlargement to the building's opening
- Enhanced frontage design elements along Manitoba Street gives the building an attractive, confident street presence
- Industrial meets West Coast modern aesthetic throughout the building

BUILDING LOGISTICS

- Minimum of 6' wide exterior corridors to allow for easy movement of goods
- Multiple shared loading access points for upper floor users (at-grade and within parkade)
- Centralized loading corridor at-grade

- Durable concrete industrial materials
- Courier parking and Amazon drop-off area
- Large roll-up bay doors for larger industrial users on levels 1–4
- Heightened security features throughout the building
- Office levels to meet Step Code 2 to reduce energy usage and provide clean air
- Rooftop patio space for team building and after-work bonding

- Approximate ceiling heights

Level 01.....	21'
Level 02.....	16'
Level 03/04.....	13'
Level 05.....	12'
Level 06.....	11'

