

**AVISON
YOUNG**

For Lease

6913-6915 Russell Avenue
Burnaby, BC



Lease up to 4,832 sf of quality
warehouse, office and showroom
space in Burnaby's Beresford area

Kevin Kassautzki, Principal
604 646 8393
kevin.kassautzki@avisonyoung.com

Julian Parsons, Associate
604 757 5116
julian.parsons@avisonyoung.com








Opportunity

Avison Young is pleased to present the opportunity to lease up to 4,832 sf of quality industrial space. The adjacent units offer a flexible blend of warehouse, office and showroom.

Location

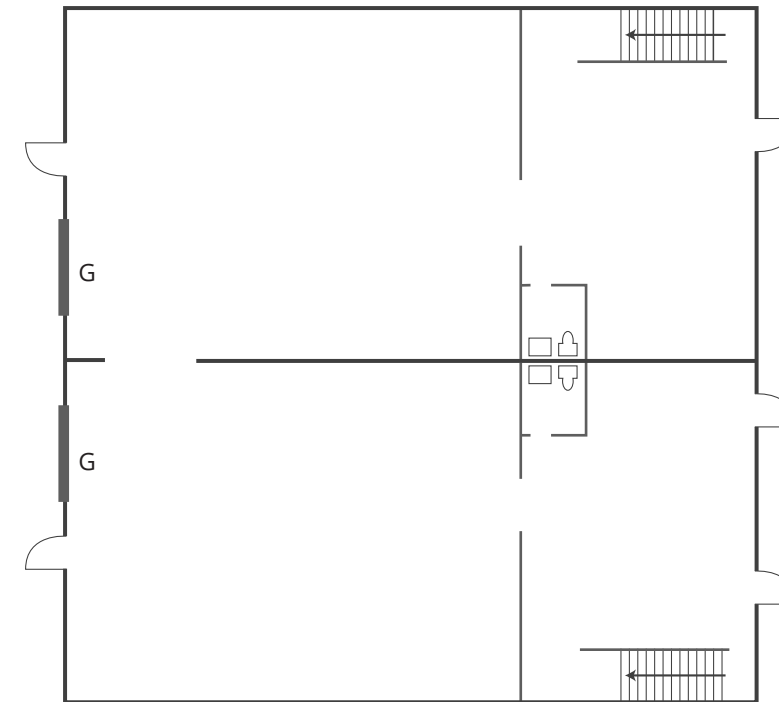
The Property is located in Burnaby's Beresford industrial area along the west side of Russell Avenue, south of Kingsway. Easily accessible by regular bus service along Kingsway and a short 12-minute walk to Royal Oak Skytrain Station.

Property highlights

-  Two (2) grade loading doors (12' w x 14' h)
-  19' clear ceilings
-  3-phase power (200 amp, 120/208 volt)
-  Ample parking
-  HVAC throughout

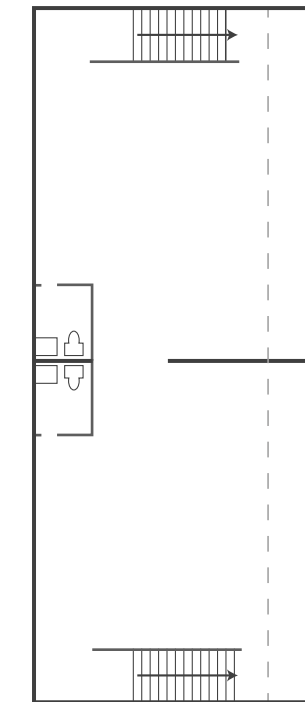
Floor plan

GROUND FLOOR



G = Grade loading door

SECOND FLOOR OFFICE



Property details

AVAILABLE AREA

	6913	6915	Total
Showroom	435 sf	435 sf	870 sf
Second floor office	715 sf	715 sf	1,430 sf
Warehouse	1,266 sf	1,266 sf	2,532 sf
Total	2,416 sf	2,416 sf	4,832 sf

ZONING

M-4 (Industrial)

LEASE RATE

\$21.50 psf, per annum (net)

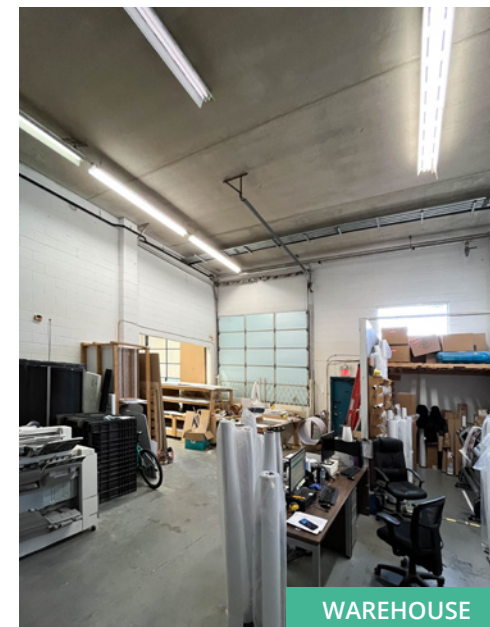
ADDITIONAL RENT

\$9.57 psf, per annum (2024 estimate)*

*Includes Management Fee

AVAILABILITY

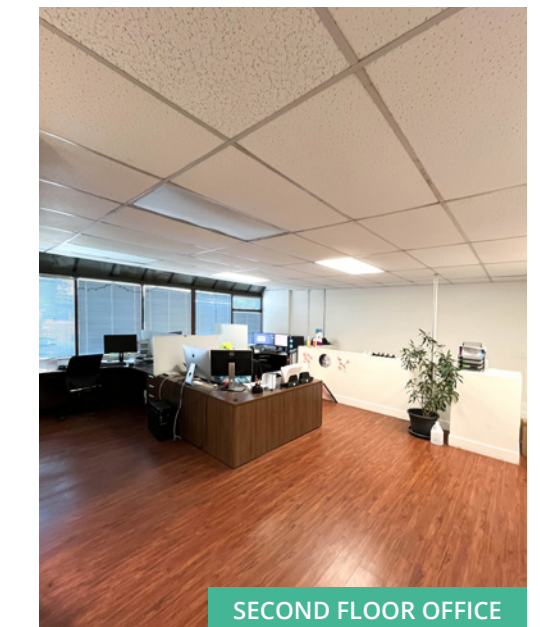
May 1, 2024



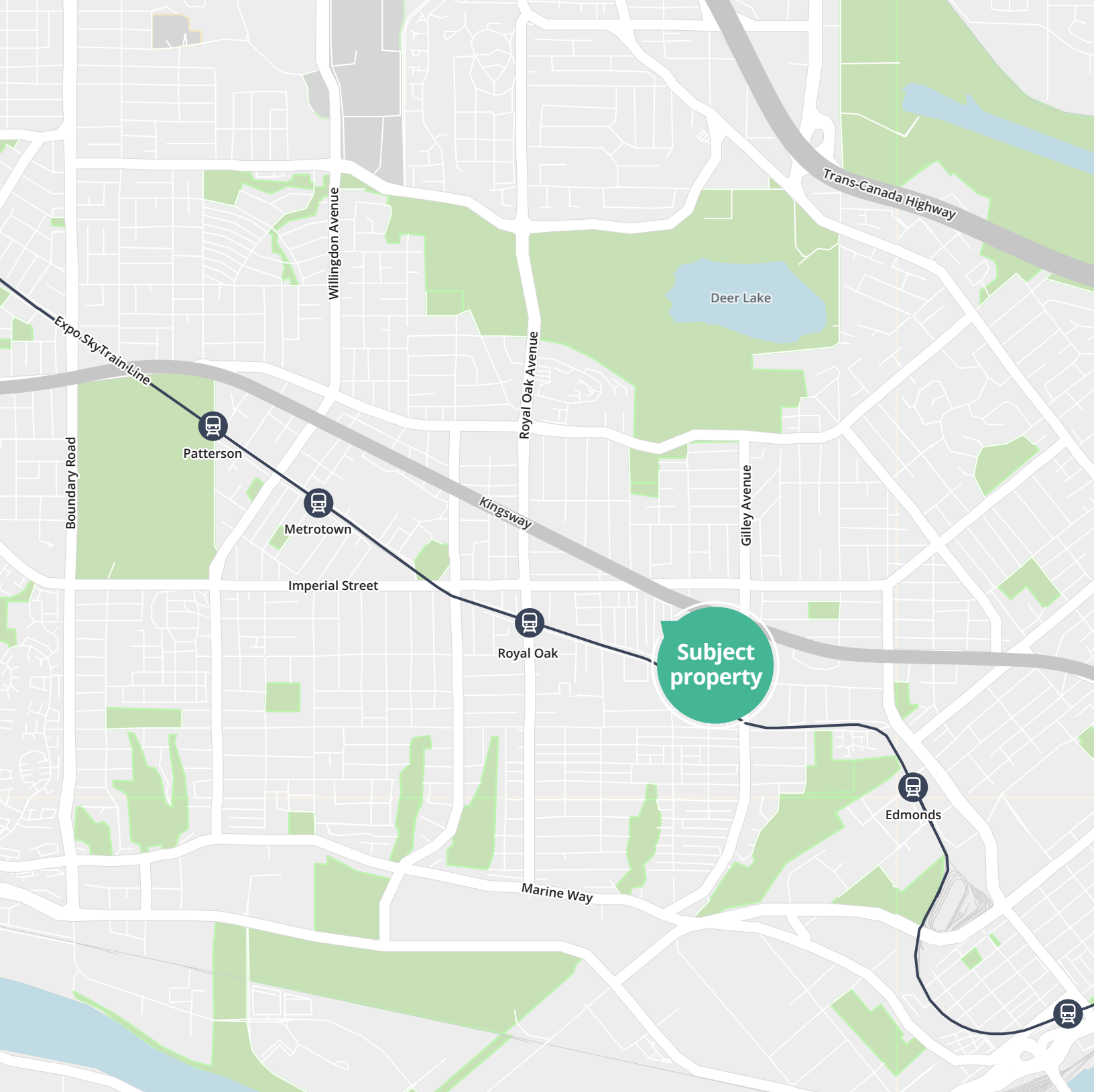
WAREHOUSE



WAREHOUSE



SECOND FLOOR OFFICE



Contact for more information

Kevin Kassautzki, Principal
604 646 8393
kevin.kassautzki@avisonyoung.com

Julian Parsons, Associate
604 757 5116
julian.parsons@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca