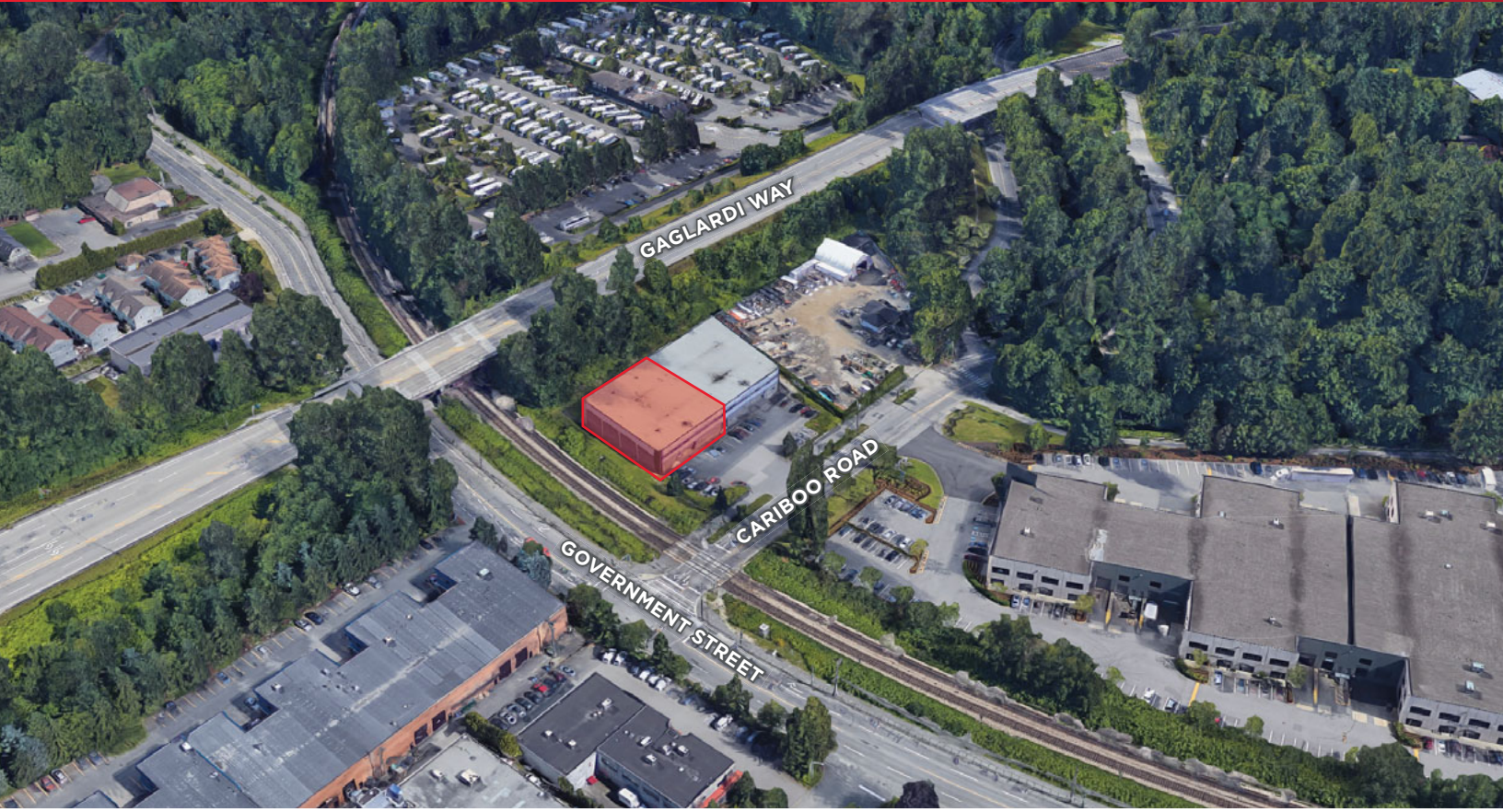


FOR LEASE
6750 CARIBOO ROAD
BURNABY, BC



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FOR LEASE

6750 CARIBOO ROAD BURNABY, BC



LOCATION

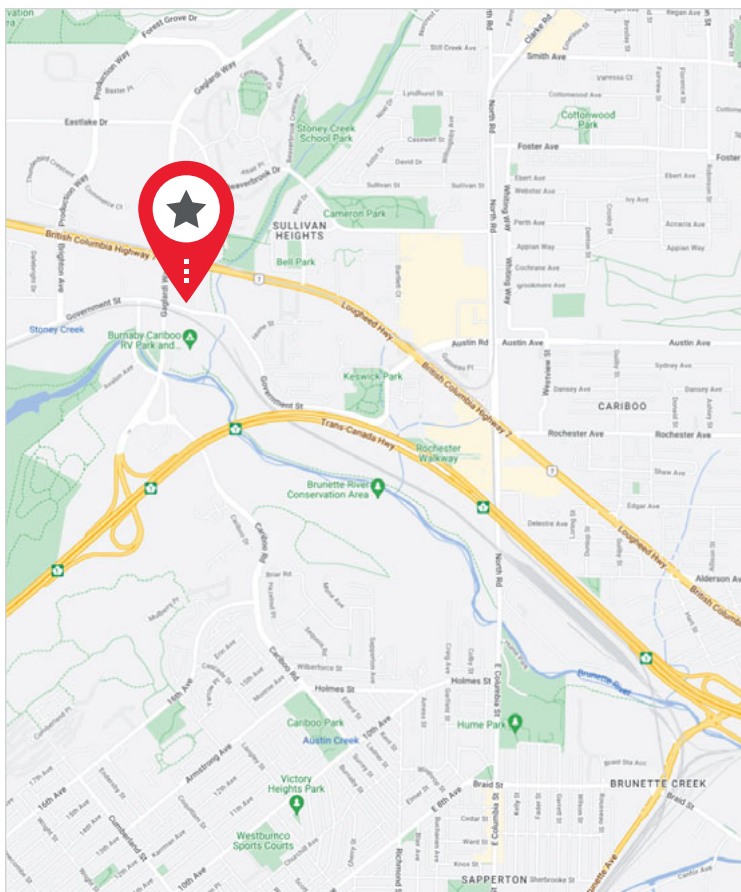
Located in North Burnaby at the foot of Burnaby Mountain and Simon Fraser University. Minutes from Trans Canada and Lougheed Highway. Public Transit is provided via Production Way SkyTrain station and is serviced by bus access directly in front of the subject property on Cariboo Rd. The subject property is also located across from Burnaby Lake Park.

ZONING

M-5 (light industrial)

FEATURES

- 2 dock loading doors
- Ample on-site parking
- Clean functional Mezzanine area
- HVAC office areas
- 3 phase 400 Amp/347/600 Volt power
- 24' clear warehouse ceiling height
- Warehouse painted white
- New LED lighting
- Sprinklered
- Outside security lighting
- Easy access to Trans-Canada & Lougheed highway
- Skytrain accessible (Production Way)



AVAILABLE AREA

Office	2,574 sf
Warehouse	8,185 sf
Total Area	10,759 sf

LEASE RATE

Please consult listing agents.

TAXES & OPERATING COSTS

\$7.15 psf (2024)

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