

Now Available Until April 2025



Contact Us

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**FOR LEASE** 7118 MacPherson Avenue, Burnaby | BC &  
7280 MacPherson Avenue, Burnaby | BC

Flexible-term storage space in the heart of Burnaby.

Professionally Managed By:

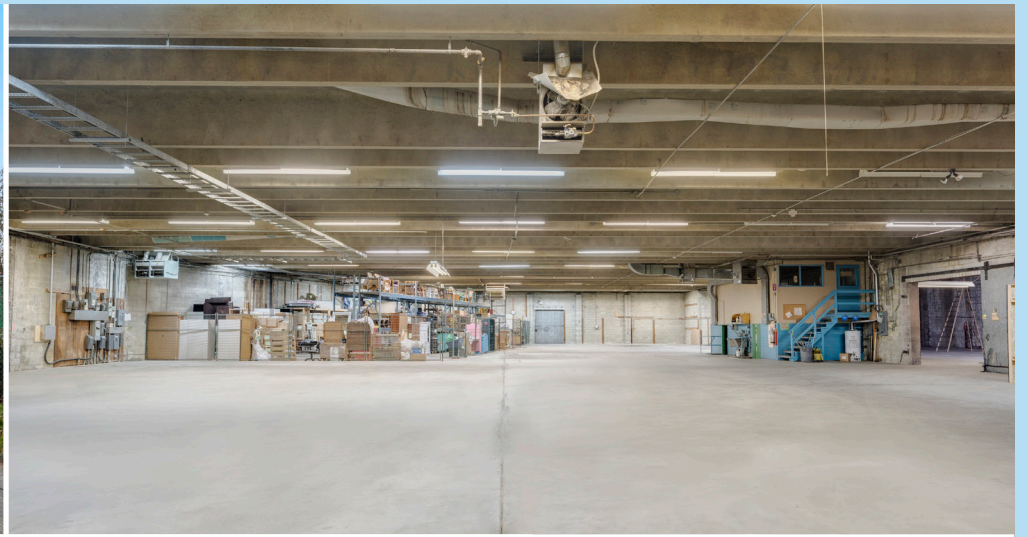
**Beedie/**

**Colliers**

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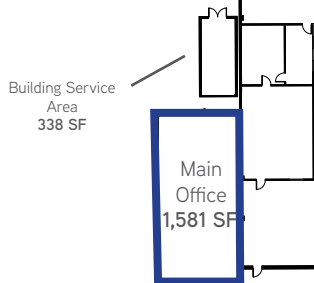
7118 MacPherson Avenue



Upper Warehouse  
12,060 SF



Lower Warehouse  
12,060 SF



Building Service Area  
338 SF

Main Office  
1,581 SF

Main Warehouse

7280 MacPherson Avenue



Mezzanine  
386 SF

## Location

The building occupies the southeast corner lot at the intersection of Beresford Street and MacPherson Avenue in the Royal Oak area of south Burnaby, just east of Metrotown. The location is directly south of Kingsway and offers easy access to arterial routes that connect to Kingsway, Highway #1, and Downtown Vancouver. Close proximity to retail amenities along Kingsway including Metrotown, as well as walkability to Royal Oak SkyTrain Station, make this a highly sought-after location for businesses to call home.

## Building Amenities

- Excellent transit - 6-minute walk to Royal Oak Station
- 13' - 14' clear ceiling height
- HVAC in office spaces
- 1000 Amps @ 600 Volts
- Office & warehouse bathrooms
- Fluorescent lighting
- On-site & street parking available
- Dock & grade level loading

## Available Space

ADDRESS	OFFICE	WAREHOUSE	TOTAL	LOADING	AVAILABILITY
<b>Upper Warehouse</b> (7118 MacPherson)	-	12,060 SF	<b>12,060 SF</b>	1 Dock 1 Grade	April 1, 2023
<b>Lower Warehouse &amp; Office</b> (7280 MacPherson)	1,581 SF	12,060 SF	<b>13,641 SF*</b>	2 Grade	Immediately

\*Space can be demised into smaller portions



## Zoning

M2 - General Industried District



## Gross Lease Rate

\$25.00 PSF



Metrotown



SkyTrain - Millennium Line

MacPherson Avenue

Beresford Street

Kenneth Avenue

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