

FOR LEASE | INDUSTRIAL  
**6850 ANTRIM AVENUE & 5540 MAVIS STREET**  
BURNABY, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Two Buildings Totalling 13,464 SF**
- ▶ **Close to Rapid Transit**
- ▶ **Ample Parking/Yard Area**
- ▶ **Convenient Corner Location**

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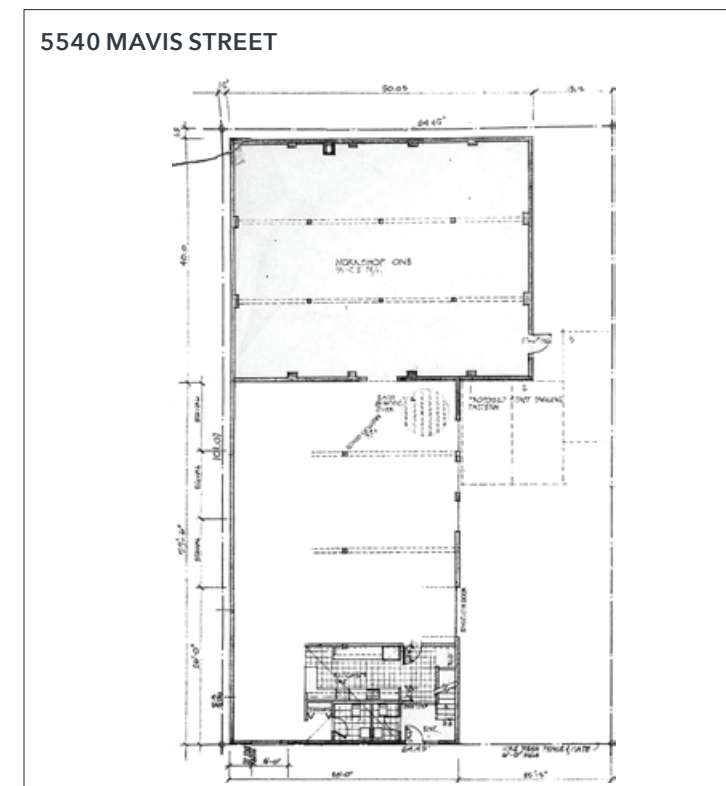
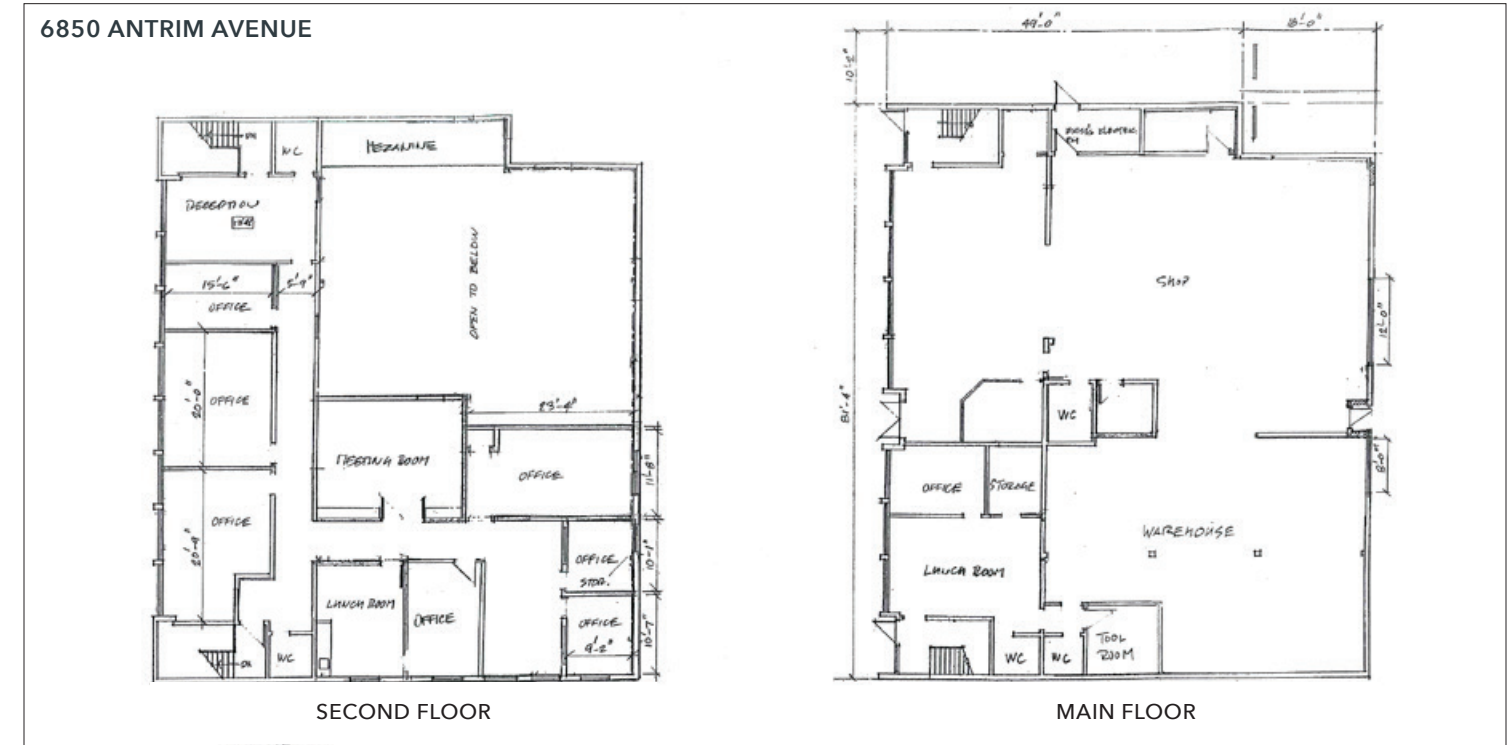
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CELEBRATING OVER  
  
YEARS IN VANCOUVER





**Floor Plans**



**Location**

The subject properties are well located in the South Slope area of South Burnaby. This area offers good access to Kingsway and Boundary Road. The site is approximately two blocks from rapid transit (Royal Oak Station).

**Features**

- ▶ HVAC mezzanine offices (6850 Antrim)
- ▶ Security fencing
- ▶ Grade loading
- ▶ Rear grade loading (5540 Mavis)
- ▶ Ample on-site parking/yard area
- ▶ Lunchroom and boardroom (6850 Antrim)
- ▶ 19' warehouse ceiling (6850 Antrim)
- ▶ 7 private offices (6850 Antrim mezzanine)
- ▶ 400 amp 3 phase electrical service (6850 Antrim)

**Zoning**

M-4 (Special Industrial) – contact agent for detailed zoning info.

**Lot Size**

193.89' x 101.5' = 19,678 SF

**Building Areas**

<b>6850 ANTRIM AVENUE</b>	
Mezzanine office	3,271 SF
Main floor	5,266 SF
<b>Total</b>	<b>8,538 SF</b>

<b>5540 MAVIS STREET</b>	
Warehouse	4,266 SF
Mezzanine	660 SF
<b>Total</b>	<b>4,926 SF</b>

**COMBINED TOTAL 13,464 SF**

**Basic Rent**

\$18.00 PSF (\$20,196.00 per month plus GST)

**Additional Rent**

\$7.25 PSF (\$8,134.50 per month plus GST)

**Availability**

June 1, 2024





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