

# Unit 105

# 8620 Glenlyon Parkway

# Burnaby, BC

7,449 SF Class A Unit within South Burnaby's  
New Haven Business Park with Direct Exposure  
Along Marine Way



Developed By:

**A M A C O N**

Marketed By:

**CBRE**





# The Opportunity

Developed and managed by Amacon, 105-8620 Glenlyon Parkway is a 7,449 SF Class A industrial unit offering direct exposure along Marine Way within New Haven Business Park. New Haven is a flex industrial/office mixed-use, campus-style business park spanning over 20 acres of land at the prime intersection of Marine Way and Glenlyon Parkway within South Burnaby.

The business park is home to many reputable businesses, including: Hyundai Canada, EMCO, Bath Fitter, High Q Windows and Doors, amongst others.

The unit offers excellent proximity to all municipalities across the Lower Mainland and quick access to Highway 91, Trans-Canada Highway, South Fraser Perimeter Road, and the Vancouver International Airport.

October 1, 2023  
Available

Contact  
Listing  
Agents  
Asking Lease Rate

\$5.72 PSF  
Taxes and Operating  
Costs (2023 est.)

CD (M5/B1)  
Zoning



# Space Features

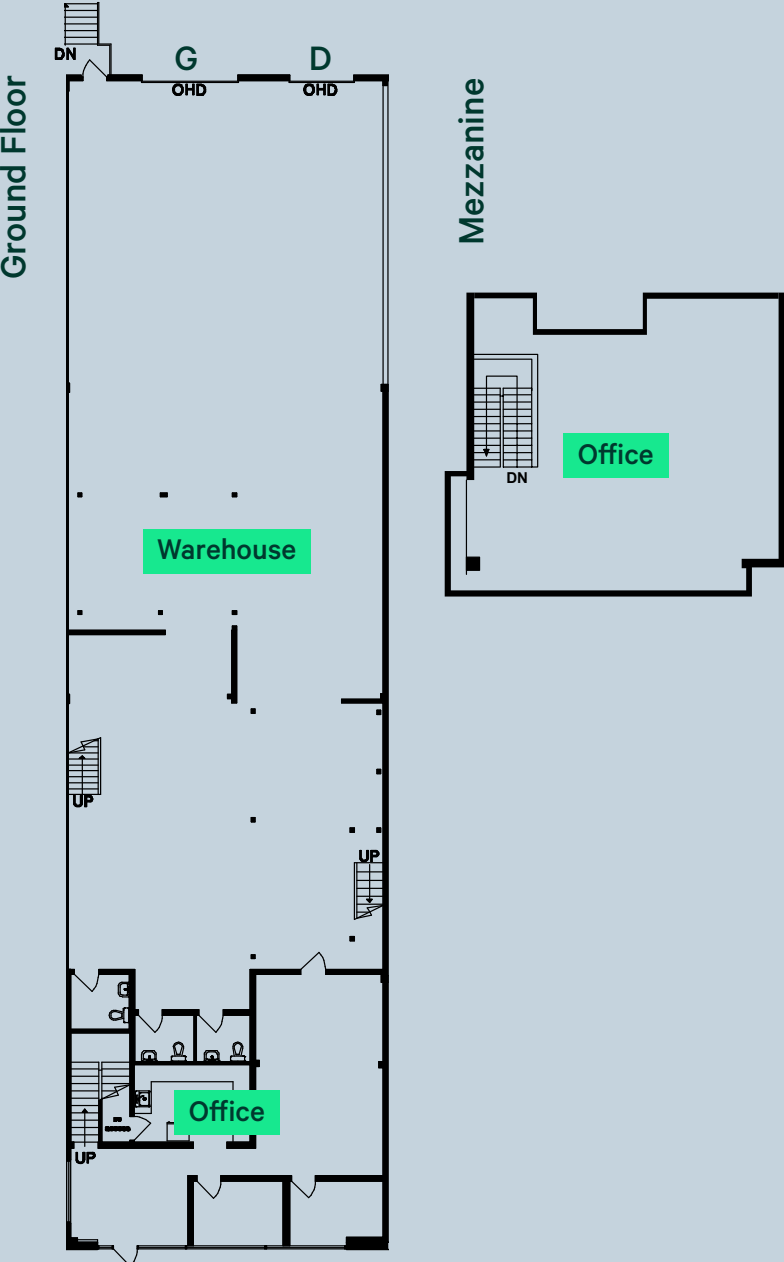
- 1 grade loading door
- 1 dock loading door with levellers
- Ample on-site parking
- +/-24' clear height
- T-5 warehouse lighting
- ESFR sprinklers
- 200 amps at 208 volts electrical service
- Concrete tilt-up construction
- 3 washrooms, lunchroom, and private office spaces

# Floor Plan

## Building Area

Mezzanine	1,513 SF
Ground Floor Office	1,344 SF
Ground Floor Warehouse	4,592 SF
<b>Total</b>	<b>7,449 SF</b>

\*Areas are approximate.



\*Floor plan is approximate.





**Drive Times**

5 min River District Crossing	12 min Trans-Canada Highway	25 min Vancouver International Airport
8 min Metrotown	15 min South Fraser Perimeter Road	30 min Downtown Vancouver
10 min Highway 91		

**Contact**

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