

# FOR LEASE

## 2555 DOUGLAS ROAD

BURNABY, BC



### UP TO 75,883 SF WAREHOUSE/DISTRIBUTION SPACE



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## RENTABLE AREA

UNIT	OFFICE		WAREHOUSE		TOTAL
	Main	Mezzanine	Main	Mezzanine	
<b>Unit 1</b>	1,713 sf	1,705 sf	20,150 sf	-	<b>23,568 sf</b>
<b>Unit 2</b>	1,693 sf	1,675 sf	20,069 sf	-	<b>23,437 sf</b>
<b>Unit 3</b>	372 sf	252 sf	28,254 sf	-	<b>28,878 sf</b>
<b>Totals</b>	<b>3,778 sf</b>	<b>3,632 sf</b>	<b>68,473 sf</b>	-	<b>75,883 sf</b>

\*Demising options available from 23,437 - 75,883 SF. contact listing agents for details

## ZONING

M2 General Industrial

## LOADING

6 Dock loading doors

## CLEAR CEILING HEIGHT

20'

## AVAILABILITY

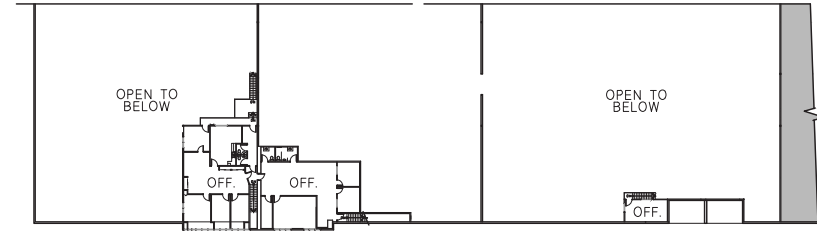
Immediate - Renovations nearly complete

## NET RENT

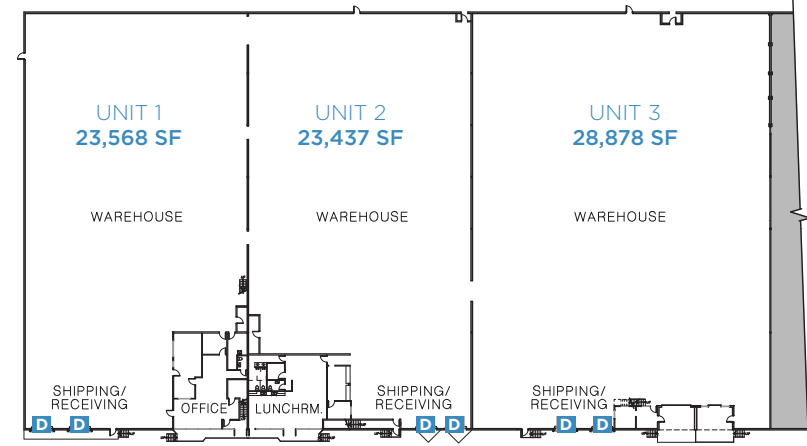
Contact listing agent

## ADDITIONAL RENT

\$4.29 psf + management fee



MEZZANINE



D Dock Door

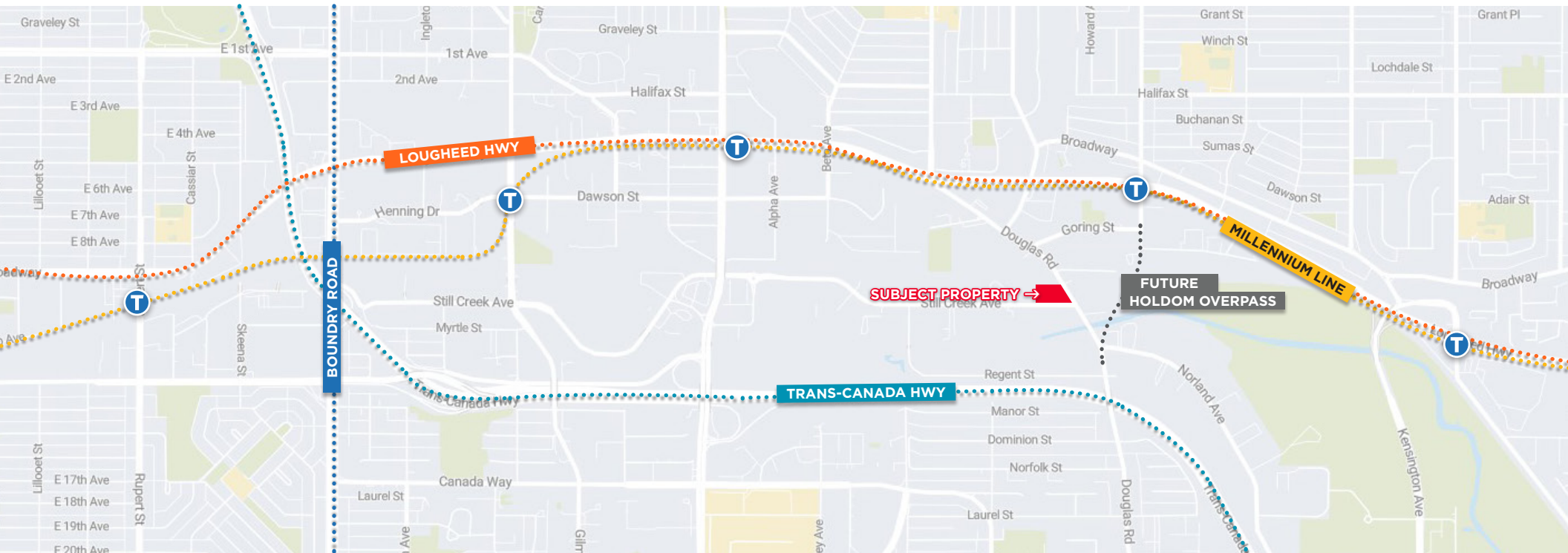
MAIN FLOOR





# LOCATION

2555 Douglas Road is located in the popular North Burnaby submarket, a major employment hub where vacancy rates average below 1%. Close proximity to major transportation routes namely Highway 1 (Trans-Canada Highway) and Lougheed Highway which provide easy access to all areas of the Lower Mainland. The property is located in close proximity to rapid transit via an 8-minute walk to Holdom skytrain station providing easy access for employees and customers.







HOLDOM  
SKYTRAIN  
STATION



STILL CREEK AVENUE

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