

FOR LEASE



UNIT 101

5777 BERESFORD ST

BURNABY, BC



***3,040 SF INDUSTRIAL UNIT AVAILABLE
WITH OFFICE / SHOWROOM + REAR GRADE LOADING***

BUILDING FEATURES

BUILDING

Concrete block construction

LOCATION

Centralized location

YARD

Nicely landscaped site with fenced and gated loading area

PARKING

On site parking

CLEAR HEIGHT

19' high ceiling warehouse with radiant heat

POWER

3-phase electrical power

OFFICE

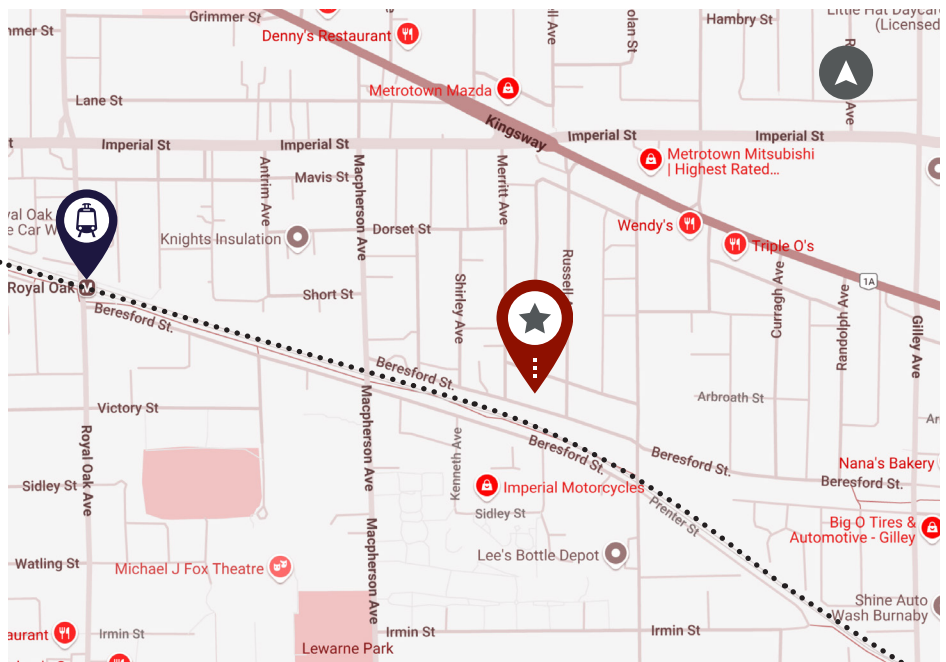
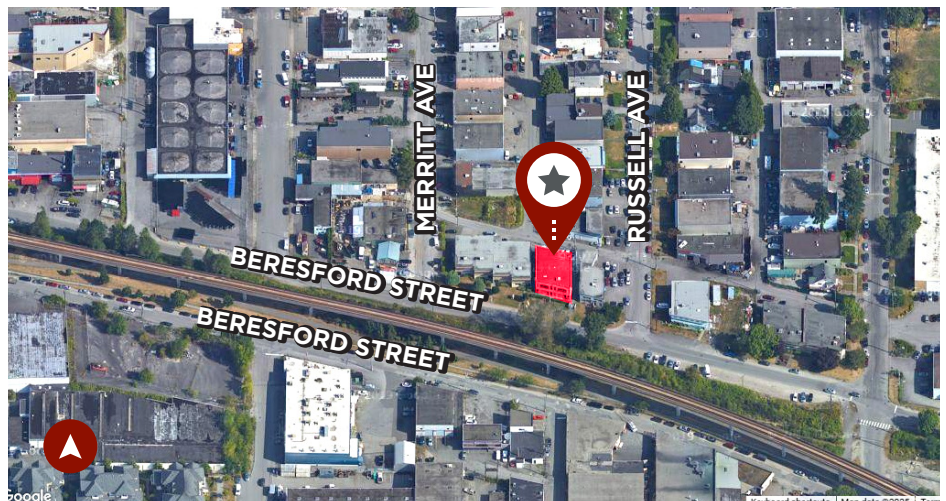
Nicely finished front office areas and showroom

REST ROOMS

2 washrooms on upper and lower floors

TIMING

Immediately



LOCATION

The subject property is located in the central Beresford Industrial area of Burnaby, just south of Kingsway. The Building offers the potential tenant excellent access to all areas of the Lower Mainland, due to Burnaby's central location. Kingsway (99A), a major transit way, is located just north of the subject property, provides access to surrounding communities such as New Westminster, Surrey, and Vancouver.

ZONING

M-4 (Industrial)

This flexible zoning allows for many uses such as manufacturing, distribution, warehousing and wholesale with ancillary offices.

UNIT SIZE

Warehouse + Showroom:	1,890 SF
Second Floor Office:	1,150 SF
Total Area:	3,040 SF

ASKING NET LEASE RATE

\$21.50 PSF, per annum

PROPERTY TAXES & OPERATING COSTS

\$12.00 PSF, per annum (Budget 2025)

FOR MORE INFORMATION, PLEASE CONTACT:

ALEX EASTMAN

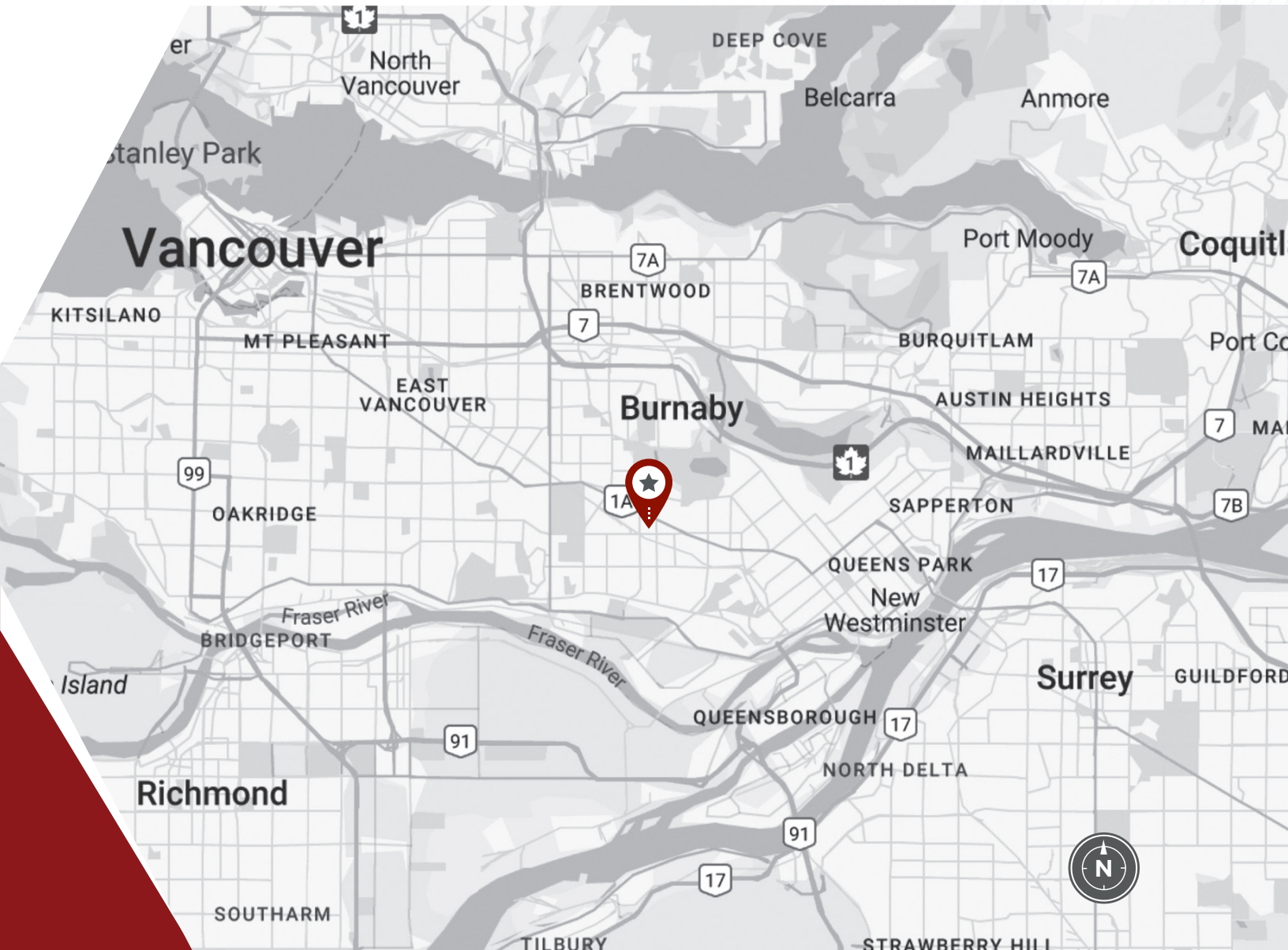
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