

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

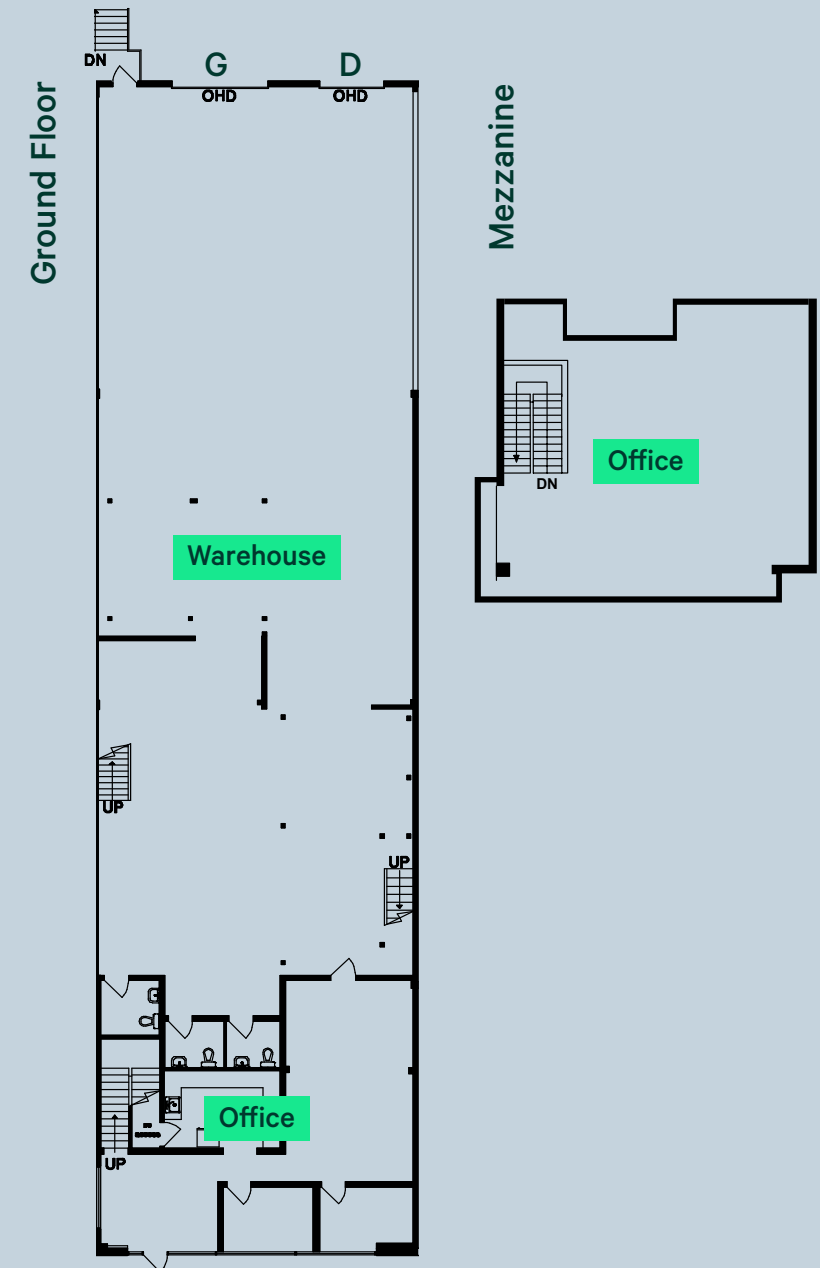
- 1 grade loading door
- 1 dock loading door with levellers
- Ample on-site parking
- +/-24' clear height
- T-5 warehouse lighting
- ESFR sprinklers
- 200 amps at 208 volts electrical service
- Concrete tilt-up construction
- 3 washrooms, lunchroom, and private office spaces

Floor Plan

Building Area

Mezzanine	1,513 SF
Ground Floor Office	1,344 SF
Ground Floor Warehouse	4,592 SF
Total	7,449 SF

*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

Joe Inkster
 Personal Real Estate Corporation
 Executive Vice President
 Industrial Properties
 Joe.Inkster@cbre.com
 604-662-5134

Hayden Ferrill
 Associate Vice President
 Industrial Properties
 Hayden.Ferrill@cbre.com
 778-372-1934

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

