

**8580 GREENALL AVENUE, SOUTH BURNABY**  
FREE STANDING BUILDING ON OVER 1 ACRE OF LAND

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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#### **SIZE**

+/- 17,063 SQFT

#### **PARKING**

Ample

#### **ZONING**

M5 - Light  
Industrial

#### **BASIC RENT**

\$23.00/FT

#### **ADD. RENT**

\$6.05/FT

#### **AVAILABILITY**

June 1, 2023

#### **OVERVIEW**

A rare opportunity to lease a stand alone building on over 1 acre of land in the Big Bend area of Burnaby, one of the most desirable areas of Greater Vancouver. The property has ample parking, a secured, paved and a gated rear yard area that sits on the corner of Greenall Avenue and Keith Street which allows for the potential of 2 access/egress points. Available June 1, 2023.

## BUILDING BREAKDOWN

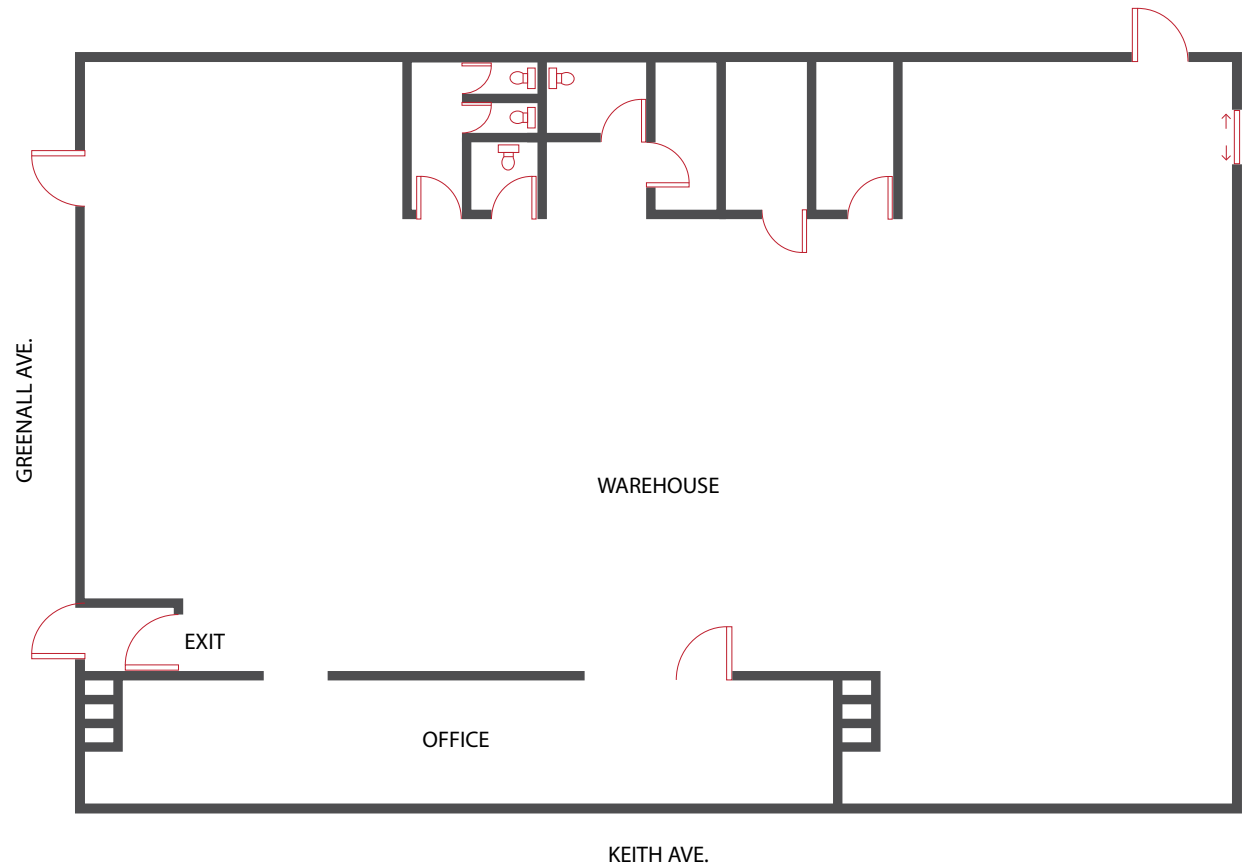
Warehouse — 15,000 SQFT

Second Floor Office — 1,723 SQFT

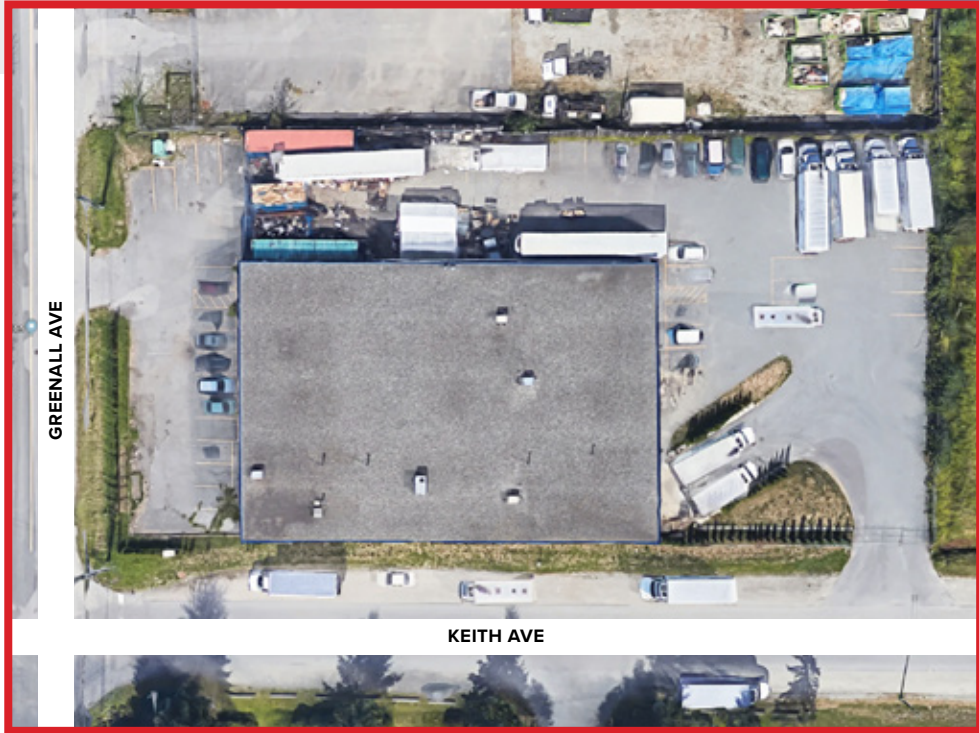
Mezzanine Storage — 331 SQFT

## BUILDING FEATURES

- 57 parking spots plus loading area
- 1 dock door, 4 grade glass loading doors
- 400 A 600 V, 3 Phase Power
- 18' ceilings in warehouse
- Fully sprinklered
- Air conditioned open office space and 1 private office
- Lunchroom and boardroom
- 3 washrooms and change room with shower
- T-5 Lighting







## LOCATION

Conveniently located just off Marine Way, 2 blocks east from Boundary Road, in South Burnaby. This area allows for easy access to all areas of the Lower Mainland including Vancouver, Richmond, and the Fraser Valley. The subject property offers excellent access to public transit with a bus route within meters of the building and many options for amenities, like the River District (Starbucks & Save-On- Foods) and Market Crossing (Cactus Club Cafe, Canadian Tire & London Drugs).

## FOR MORE INFORMATION CONTACT

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