

# MEADOW at CROSSING Byrne Rd.



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# MEADOW at CROSSING Byrne Rd.



## 5830 Byrne Road, Burnaby, BC

Unit 701 | 11,511 SF | Warehouse unit

**Zoning** M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.

**Available Area**

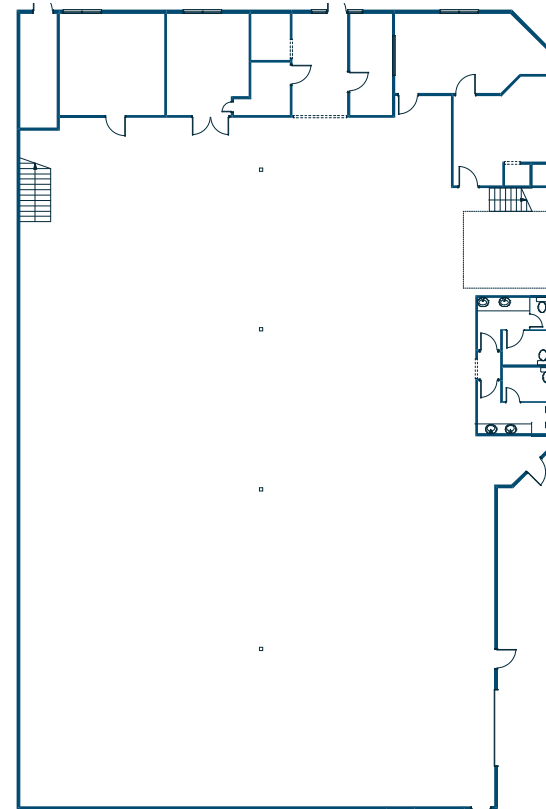
- Main floor Warehouse 9,955 sf
- Mezzanine Office and Storage: 1,556 sf
- Total: 11,511 sf

**Availability** Immediate

**Additional Rent (est. 2024)** Estimated at \$6.57/ SF (inc. 5% management fee)

**Features**

- Direct Exposure to Byrne Road
- 22' clear
- 2 grade level loading doors
- Sprinklered
- Ample on-site parking
- 200 amp/ 600 volt 3 phase electrical service
- Forced air warehouse heating
- Concrete tilt-up construction
- Roof replaced in 2022



Site plan



# MEADOW at CROSSING Byrne Rd.



## 5850 Byrne Road, Burnaby, BC

Unit 3 | 6,873 SF | Warehouse unit

**Zoning** M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.

**Available Area**

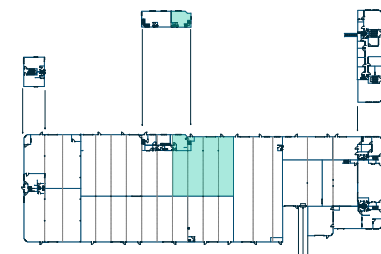
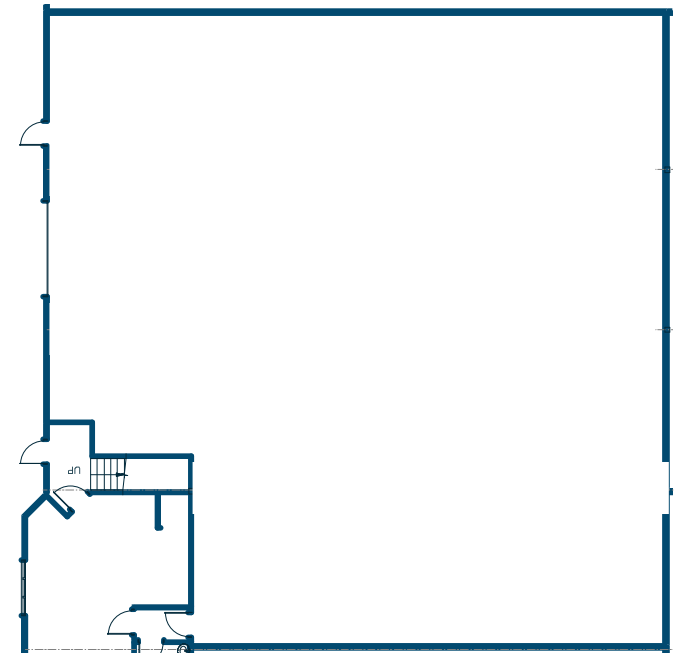
- Main floor Warehouse 6,372 sf
- Mezzanine Office and Storage: 501 sf
- Total: 6,873 sf

**Availability** July 1, 2024

**Additional Rent (est. 2024)** Estimated at \$6.57/ SF (inc. 5% management fee)

**Features**

- 22' clear
- 1 grade level loading door
- Sprinklered
- Ample on-site parking
- 200 amp/ 600 volt 3 phase electrical service
- Forced air warehouse heating
- Concrete tilt-up construction



# MEADOW at CROSSING Byrne Rd.



## 7315 Meadow Avenue, Burnaby, BC

Unit 9 | 1,776 SF | Warehouse unit

**Zoning** M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.

**Available Area** • Main Floor Area: 1,776 sf

**Availability** May 1, 2024

**Additional Rent (est. 2024)** Estimated at \$6.57/ SF (inc. 5% management fee)

- Features**
- 16' clear
  - 1 grade level loading door
  - Ample on-site parking
  - 3-phase electrical service
  - Forced air warehouse heating
  - Easy access off Marine Way

