

Freestanding building with rarely available yard area in Burnaby

For Lease

Hector Ibarzabal

Senior Associate +1 604 562 6160 hector.ibarzabal@colliers.com

Nick Englmaier

Personal Real Estate Corporation
Senior Associate
+1 604 300 0699
nick.englmaier@colliers.com



Opportunity & Location

Conveniently situated off the Lougheed Highway and a 10-minute drive from Trans-Canada Highway. This standalone building boasts a functional warehouse/shop, perfectly complemented by 16,000 square feet of secure yard space — an ideal solution for outdoor storage or fleet parking needs. Additionally, the property offers 1,500 square feet of office space.

Available Area*

Office 1,500 SF Warehouse 9,000 SF

Total 10,500 SF Yard 16,500 SF

Availability

Q4 2024

Asking Rate

Contact listing agents

Operating Costs & Taxes

\$11,782 per month (2024)

Lot Size

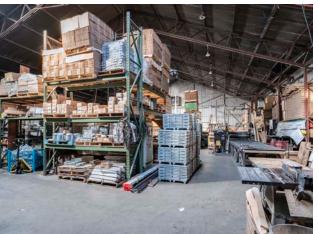
1.1 acres















Features

- Rarely available yard space in proportion to the building footprint
- Functionally laid out building, sectioned off to accommodate different lines of operation (warehouse vs. office vs. yard)
- Located in the Lake City region of North Burnaby

Zoning

M2 Zoning allows for a wide array of Industrial & Manufacturing Uses

Power

200amps 600Volt; 3phase



Fenced Yard Area



Access to Lougheed Hwy



9,000 SF of Warehouse Space



3 Grade Loading Doors



Colliers

Hector Ibarzabal

Senior Associate +1 604 562 6160 hector.ibarzabal@colliers.com

Nick Englmaier

Personal Real Estate Corporation
Senior Associate
+1 604 300 0699
nick.englmaier@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage, Vancouver

collierscanada.com