



FOR LEASE

OFFICE/WAREHOUSE

5680 DORSET STREET, BURNABY, BC



LOCATION: The subject property is located in the central Metrotown 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 route, is located just north of the premise and provides access to New Westminster, Surrey and Vancouver.

ZONING: M4

AREA:

Main Floor Office/Warehouse:	1,097 sq. ft.
Second Floor Office:	<u>392 sq. ft.</u>
Total:	1,489 sq. ft.

FEATURES:

- One (1) 14 ft. x 12 ft. grade level loading door
- 3 phase, 100 amp electrical power (*Tenant to verify*)
- Non-permitted structural mezzanine for light storage ***only***
- 17 ft. clear ceiling heights in warehouse
- Overhead gas unit heater
- Open area second floor office
- One (1) washroom on main floor
- One (1) unpermitted second floor shower

PARKING: Two (2) stalls out front plus access to loading door

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$2,853.92 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$7.86* per sq. ft. plus GST (or) \$975.30* per month plus GST
**Not including Heat & Light*

AVAILABLE: Immediately

IMPORTANT NOTE: **PLEASE LOWER LOADING DOOR CHAIN SLOWLY**

For Further Information, Please Contact:
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