



101, 116, 306 & 307 - 6741 Cariboo Road, Burnaby

Cariboo Business Park First Class Business Centre

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LOCATION

Cariboo Business Park is located in North Burnaby at the foot of Burnaby Mountain and Simon Fraser University. Situated between the Trans Canada and Lougheed Highways, Cariboo Business Park offers businesses unparalleled access to all areas of the Lower Mainland. Public Transit is provided via the nearby Production Way SkyTrain Station and local businesses enjoy numerous services and amenities within the immediate area.

AVAILABLE AREAS*

Units	Office	Warehouse	Total Area (SF)	Dock Doors	Grade Doors	Availability
101	5,031 SF	7,891 SF	13,529 SF**	2	2	Immediate
116	970 SF	10,227 SF	11,197 SF	1	1	Immediate
306	2,495 SF	6,830 SF	9,325 SF	2*	-	Immediate
307	2,913 SF	10,473 SF	13,386 SF	2	3	Immediate

* POTENTIAL TO CONVERT ONE DOCK DOOR TO GRADE | ** 607 SQUARE FEET OF MEZZANINE SPACE INCLUDED

BUILDING FEATURES

- Concrete tilt-up construction
- Dock and grade level loading
- 24' clear ceiling heights
- Excellent corporate appeal
- Fully sprinklered
- 3-phase electrical service
- 200 Amps / 208 Volts
- High Exposure Unit #101

ZONING

M-2 General Industrial: allowing a wide variety of general industrial and service uses including manufacturing, warehousing, assembly and related office uses.

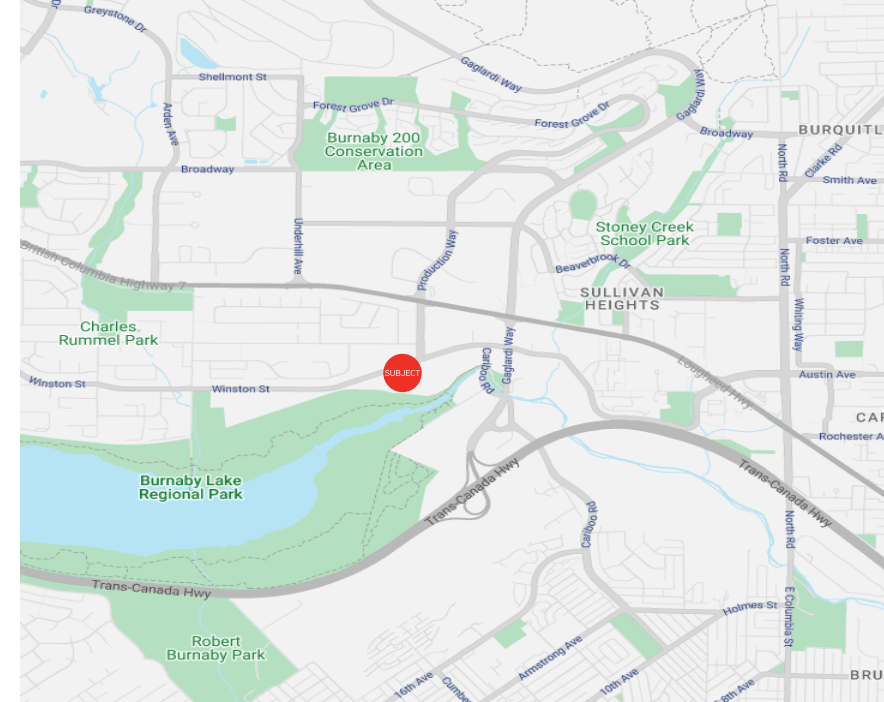
LEASE RATE

Please contact Listing Agents.

ADDITIONAL RENT

\$5.75 per SF (2024)

(plus management fee - 5% of Basic Rent)



CONTACT

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**All areas are approximate and subject to confirmation