

**AVISON  
YOUNG**

**For Lease**

**8530 Roseberry Avenue  
Burnaby, BC**



Avison Young is pleased to present the opportunity to lease from 8,483 sf to 109,410 sf of brand-new warehouse/ office space within South Burnaby.

**Kyle S. Blyth\***, Principal

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# 8530 Roseberry Avenue Burnaby, BC

## Property details

### PROPERTY ID

023-929-995

### LEGAL DESCRIPTION

Parcel A, Plan LMP35517, District Lot 161 & 175, Group 1, New Westminster Land District 5187

### LOADING

10 dock loading doors and 4 grade level loading doors

### CEILING HEIGHT

28' clear

### ZONING

M5 (Light Industrial District)

### POWER

2000A-347/600V 3-phase main service from a 2,000 KVA substation

### PARKING

+40 parking stalls

### NET RENT

Contact listing agent

### ADDITIONAL RENT

\$4.50 psf (Estimated for 2024)

### COMPLETION

Q3 2024

### FLOOR LOAD CAPACITY

500 lbs psf

## Opportunity


Avison Young is pleased to present the opportunity to lease from 8,483 sf to 109,410 sf of brand-new warehouse/office space located in South Burnaby at 8530 Roseberry Avenue, Burnaby, BC (the "Property").

*Flexible demising options to accommodate various tenant requirements*


## Location

The Property is located on the corner of Marine Way and Roseberry Avenue with excellent exposure and visibility. This prime location is in the heart of the industrial area of South Burnaby, British Columbia. The Property is ideally situated just off of Marine Way and only minutes from Boundary Road and Highway 91, offering quick and convenient access throughout Metro Vancouver.

## Highlights

 Located across the street from a future film studio

 Proximity to Marine Way Market Crossing and the Big Bend Crossing

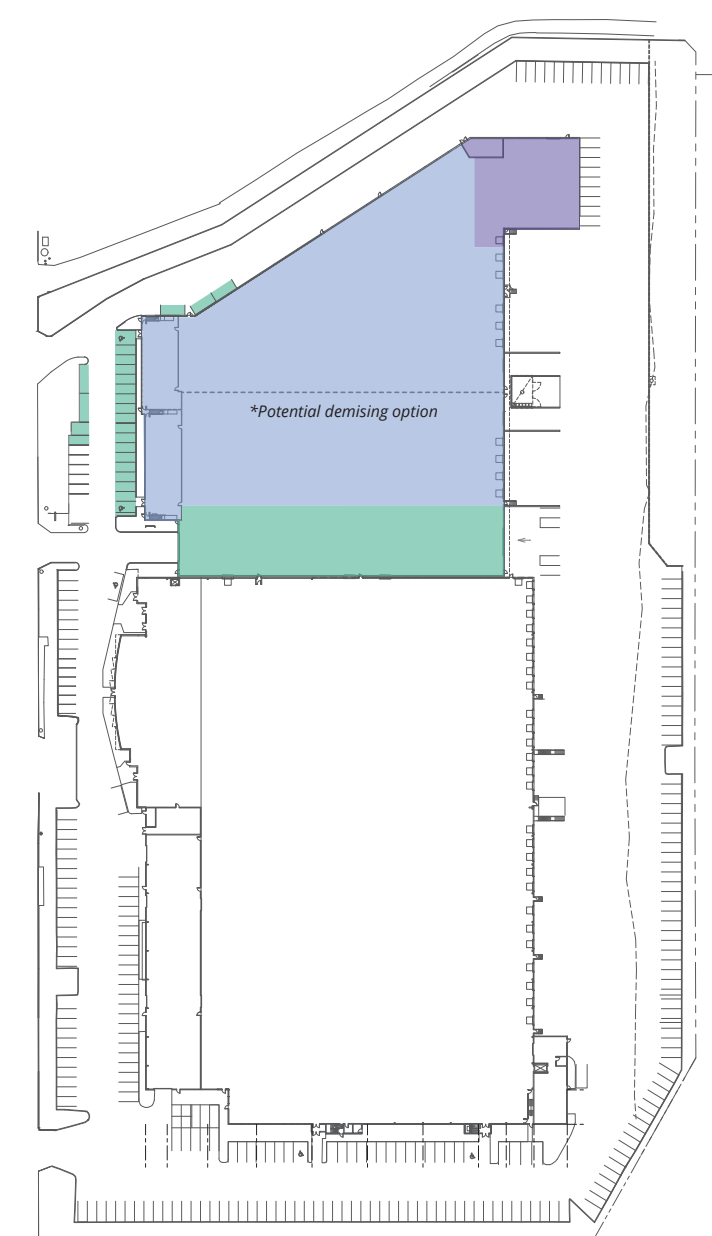
 Excellent corporate exposure and signage opportunities along Marine Way

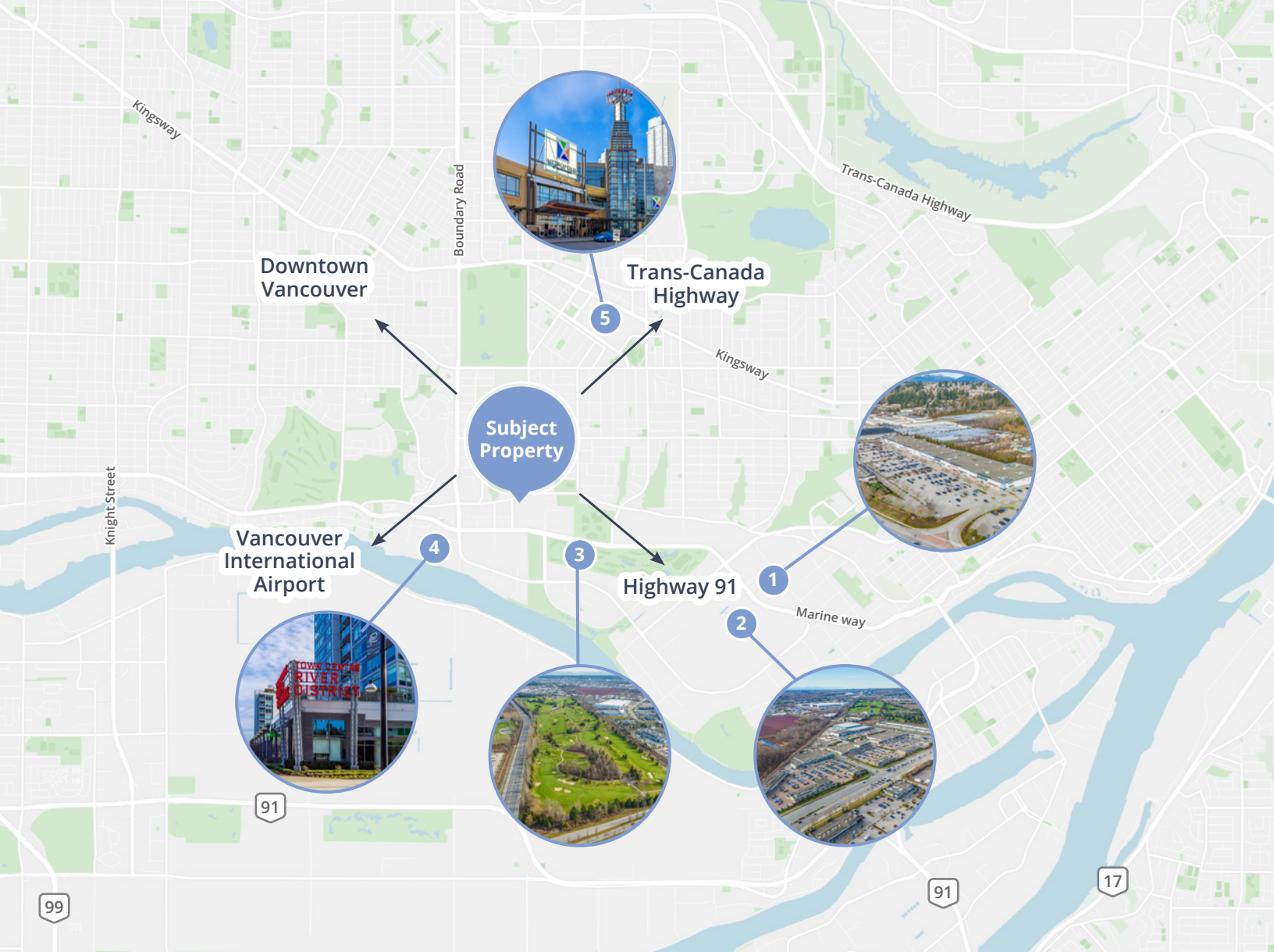


## Available area

	1	2	3	1-3
Warehouse	71,303	7,284	17,357	95,944
Mezzanine	-	595	-	595
Main floor office	5,750	-	-	5,750
Second floor office	6,270	-	-	6,270
Common area	-	604	247	851
<b>Total</b>	<b>83,323</b>	<b>8,483</b>	<b>17,604</b>	<b>109,410</b>

*Unit 1 may be demised to suit*





## Nearby amenities

1. Big Bend Crossing
2. Marine Way Market
3. Riverway Golf Course
4. River District
5. Metrotown

## Contact for more information

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**AVISON  
YOUNG**

**CANADA  
BEST  
MANAGED  
COMPANIES**

Platinum member

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