

**AVISON
YOUNG**

For Lease

**1625 Ingleton Avenue
Burnaby, BC**



Opportunity to lease a 5,117 sf flex-industrial unit in North Burnaby near Boundary Road

John Eakin, Vice President
604 646 8399
john.eakin@avisonyoung.com

Kevin Kassautzki, Principal
604 646 8393
kevin.kassautzki@avisonyoung.com



Opportunity

Avison Young is pleased to present the opportunity to lease a 5,117 sf flex-industrial unit in North Burnaby. The subject property offers front office/rear warehouse configuration, dock level loading, and onsite parking/ yard area. This is an ideal opportunity for users to lease a unit allowing for a variety of industrial uses in a central neighbourhood, with easy access to all areas of Metro Vancouver.

Location

The property is located on the southwest corner of Ingleton Avenue and Graveley Street, 1-block north of 1st Avenue and 2-blocks east of Boundary Road. This area is in proximity to both the Trans-Canada Highway (Highway #1) and Boundary Road providing convenient access throughout Metro Vancouver. The property is located within a 15 minute walk to the Gilmore Skytrain Station.

Property details

RENTABLE AREA

Upper floor office	1,518 sf
Lower office/storage	1,518 sf
Warehouse	2,081 sf
Total	5,117 sf

ZONING

M3 (Heavy Industrial District) permitting a wide variety of manufacturing, storage warehouse, wholesale and service uses. Also includes all uses under M-1 and M-2 zoning.

ASKING BASIC RENT

\$18.50 psf, per annum (net)

ADDITIONAL RENT










\$7.50 psf, per annum (2023 estimate)

AVAILABILITY

March 1, 2024*

*Potential for earlier occupancy, please contact Listing Agents

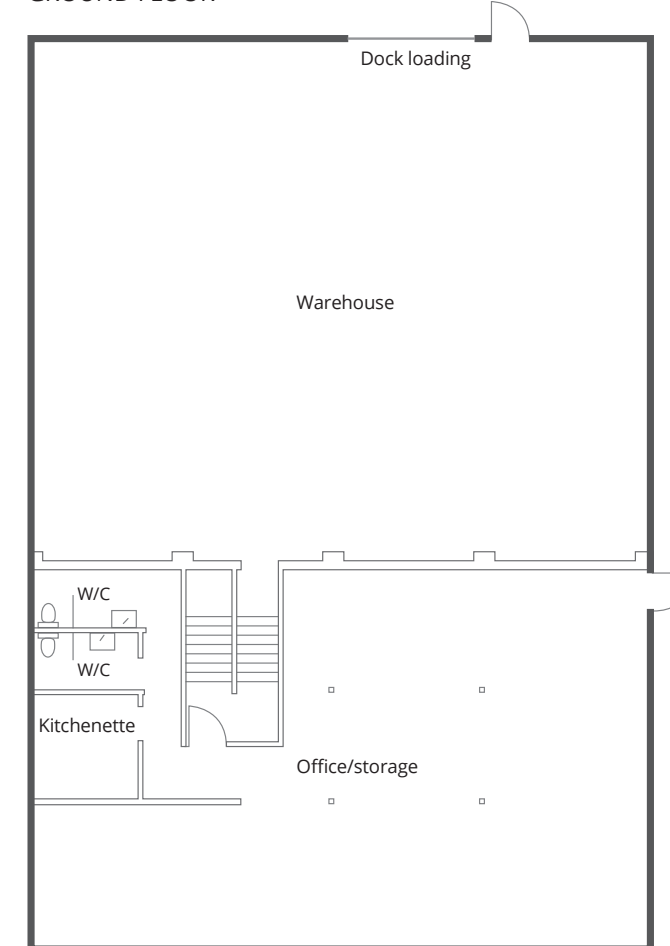
Property highlights

-  Upper floor office includes five (5) private offices, reception area, and open plan with HVAC
-  Front office/rear warehouse configuration
-  16' clear ceiling height in warehouse
-  One (1) courier level dock loading door (10' x 10')
-  3-phase power
-  Two (2) washrooms
-  Kitchenette
-  New roof
-  Onsite parking/yard area

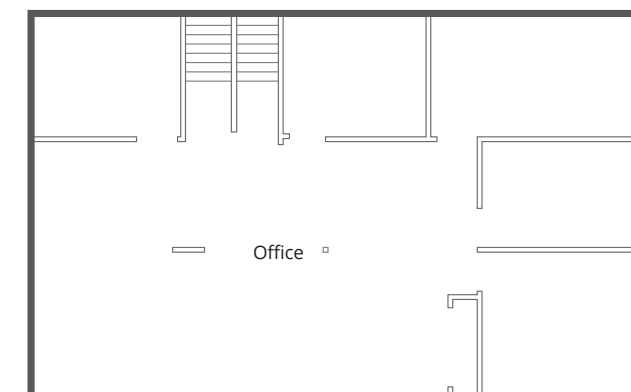
Floor plan

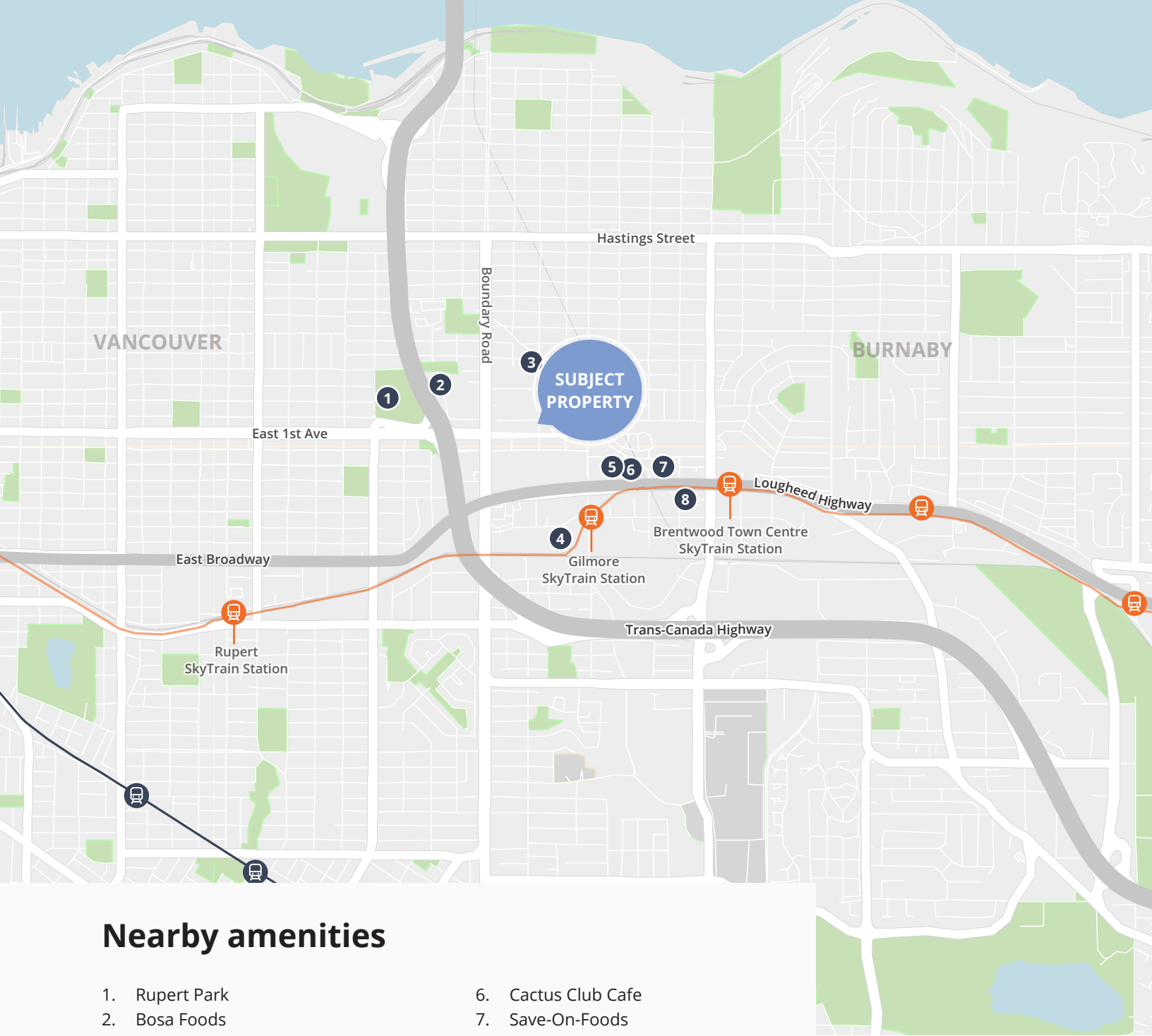


GROUND FLOOR



UPPER FLOOR





Nearby amenities

- | | |
|---------------------------------|--------------------------|
| 1. Rupert Park | 6. Cactus Club Cafe |
| 2. Bosa Foods | 7. Save-On-Foods |
| 3. Steamworks Brewery & Taproom | 8. Whole Foods Market |
| 4. The Home Depot | 9. The Amazing Brentwood |
| 5. Club16 Trevor Linden Fitness | |

Contact for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

