



- ▶ **6,278 SF**
- ▶ **Kingsway/Beresford Industrial Area**
- ▶ **Excellent Rapid Transit Access**
- ▶ **Ownership Will Consider Automotive Uses**

Location

The subject property is located south east of Metrotown, in Burnaby's busy Kingsway/Beresford Industrial Area. This site is one block east of Royal Oak and south of Imperial Street.

Highlights

- ▶ Concrete block construction
- ▶ Grade loading
- ▶ One block from Rapid Transit (Royal Oak Station)
- ▶ Ample on-site parking

Chris McIntyre
Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Zoning

M-4 (Special Industrial)

Features

- ▶ Close to SkyTrain
- ▶ Kitchenette upstairs
- ▶ Forced air office & warehouse heating
- ▶ 10'x12' grade loading door
- ▶ Washrooms up and down
- ▶ Mezzanine office
- ▶ 18' clear ceiling height (approx.)
- ▶ 11 assigned parking stalls
- ▶ 3 phase power (200 amps)*

*Tenant to verify

Availability

Contact Agents

Available Space

Warehouse/Main Floor Office	4,838 SF
Mezzanine Office	1,440 SF
Total	6,278 SF

*Additional 1,203 SF of bonus storage mezzanine for no charge

Lease Rate

\$13.50 PSF

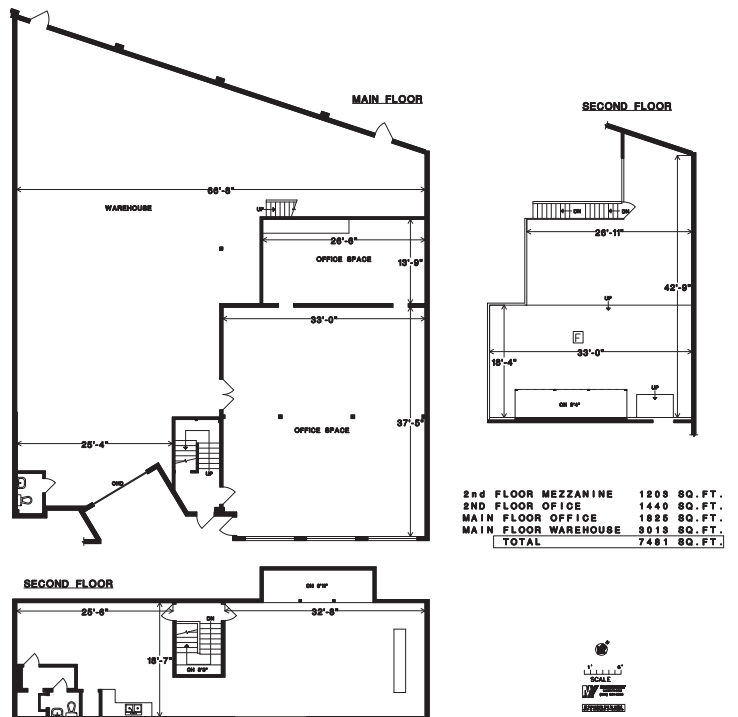
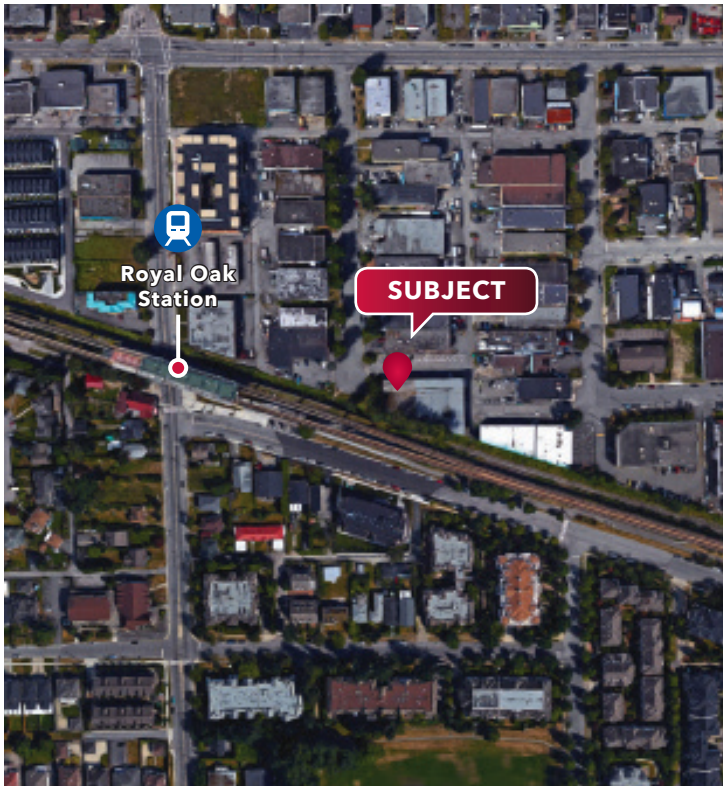
Taxes & Operating Costs (2019)

\$3.09 PSF

Total Monthly Rent

\$8,679.34 per month + GST + utilities

Floor Plan



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 ryan.barichello@lee-associates.com

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