



**FOR LEASE**

**6954 GREENWOOD STREET  
BURNABY, BC**



**Jeffrey Schatz**  
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**OPPORTUNITY**

Cushman & Wakefield is pleased to present the opportunity to lease a recently upgraded warehouse and office facility in a private North Burnaby setting. The subject property provides tenants 4,458 sf of well-appointed space in a highly sought after industrial market.

**LOCATION**

Located in the Winston Street industrial area of North Burnaby between the Trans Canada Highway and the Lougheed Highway, the property provides unparalleled access to all areas of the Lower Mainland. Public transit is provided by the nearby Sperling - Burnaby Lake Skytrain Station. Local businesses enjoy numerous services and amenities within close proximity including Brentwood Mall and Lougheed Mall.

**AVAILABLE AREA**

4,458 sf

**ZONING**

M-5 (Light Industrial)

**ASKING LEASE RATE**

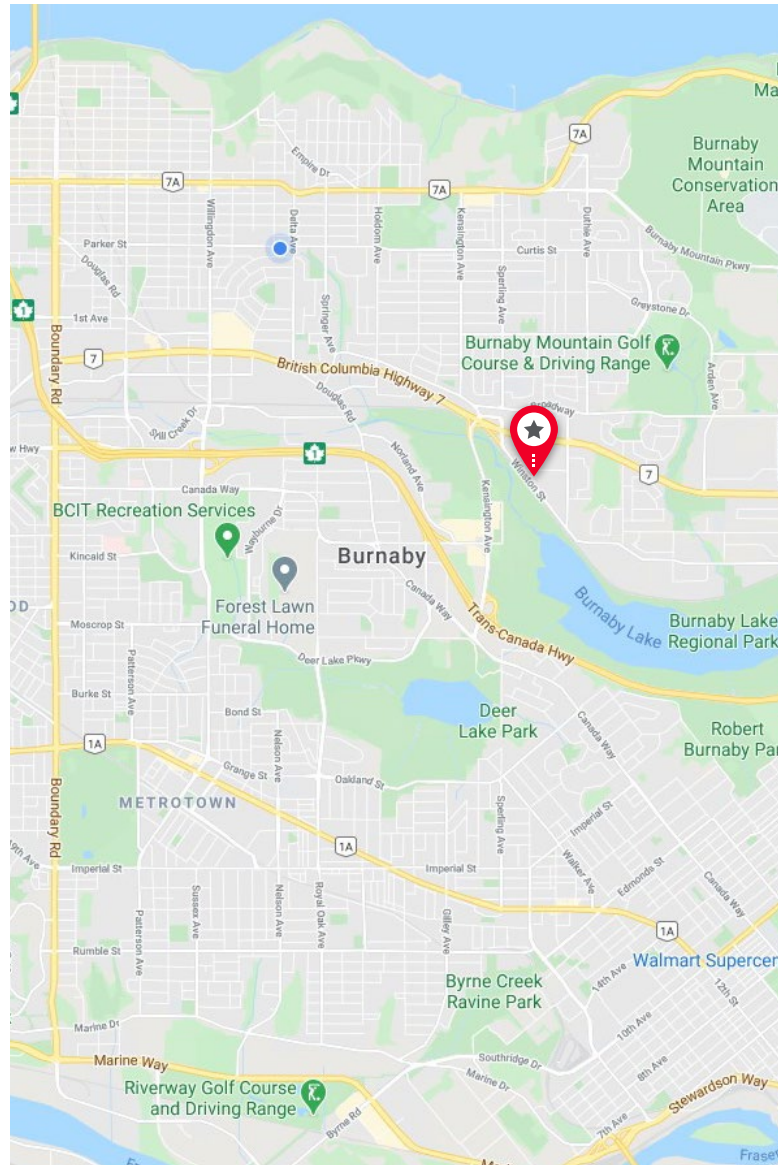
\$14.50 per sf

**TAXES AND OPERATING COSTS**

\$4.95 per sf

**FEATURES**

- Two grade level loading doors 14' tall X 12' wide
- 24' warehouse clear ceiling height
- Insulated warehouse (previously a recording studio)
- Three private offices, one boardroom and open work areas
- New carpets, paint and HVAC in office area
- Kitchenette area
- Three washrooms
- Change rooms

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