



Meadow Industrial

8335 Meadow Avenue & 6064 Spur Road
Burnaby, British Columbia

FOR LEASE



MEADOW INDUSTRIAL Represents a Rare Opportunity to
Lease up to 280,000 SF of Bulk Distribution Space in one of
Metro Vancouver's Most Desired Industrial Areas

Meadow Industrial

8335 Meadow Avenue & 6064 Spur Road presents a rare opportunity to secure a bulk distribution facility in Burnaby that encompasses up to 279,445 square feet of industrial space over 13.38 acres of land, inclusive of a 3.35 acre fenced yard at 6064 Spur Road. The property can also allow for rail access through a CN rail Spur.

PROPERTY INFORMATION



AVAILABLE AREA
83,000 sf - 279,445 sf



AVAILABILITY
30 Days Notice



LOADING DOORS
44 Dock Loading Doors



CLEAR HEIGHT
32' Clear
37,200 sf in a
22' Clear Shed

ZONING

Meadow Industrial currently has 2 different zoning designations, M-3 for the parcel of land located at 8335 Meadow Avenue and M-3a for the parcel located at 6064 Spur Road. Both are rare and sought-after heavy industrial zonings that allow for a wide range of industrial uses not allowable under most other industrial or business classifications, including container storage on the Spur Road site.

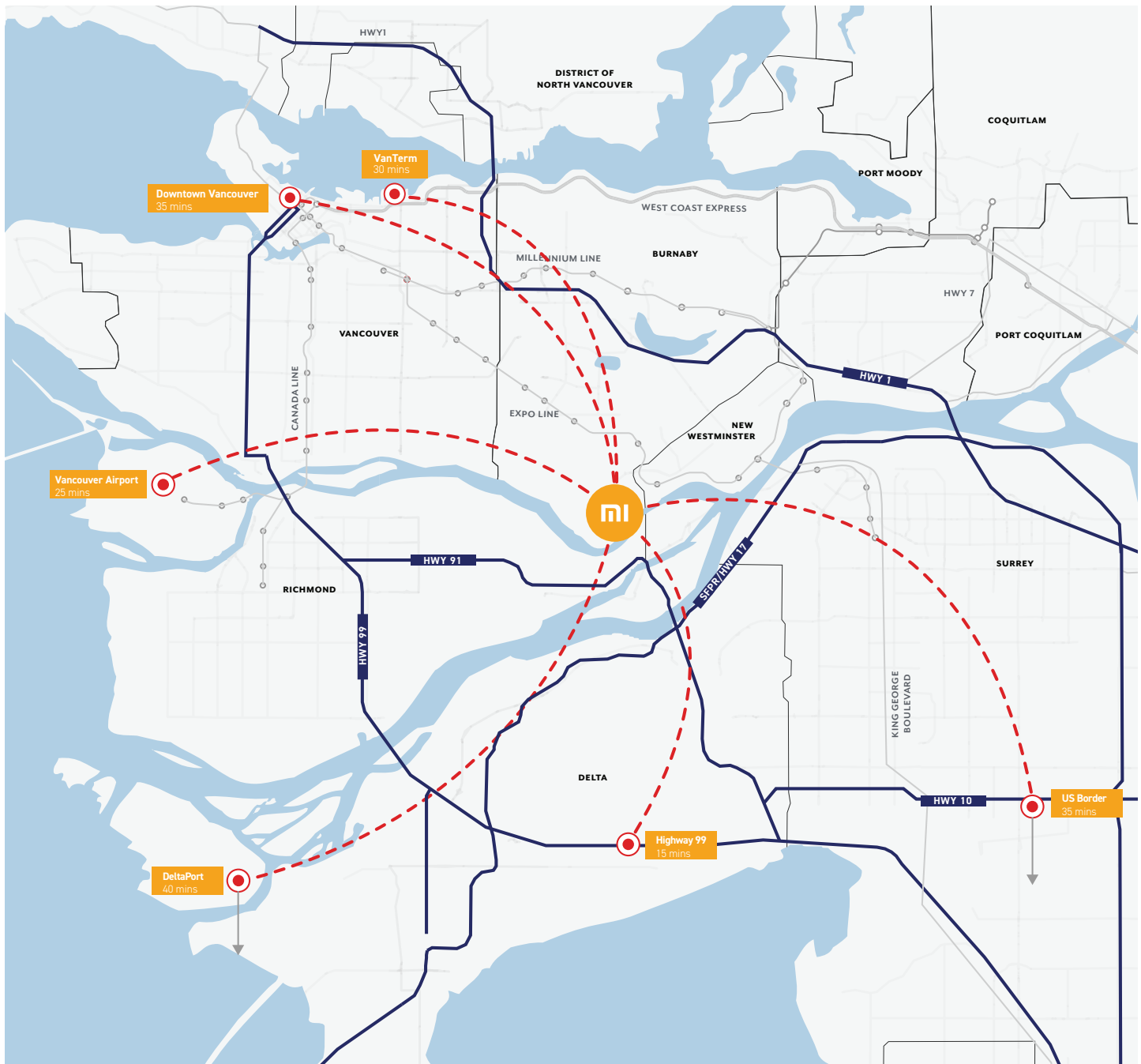
NEIGHBORING TENANCIES



LOCATION OVERVIEW

The property is situated in the Big Bend Industrial area of South Burnaby which provides unparalleled access to Highway 91 via the Queensborough Bridge, Highway 99, the South Fraser Perimeter Road, Boundary Road, and Marine Drive. Businesses choose to locate in this area to benefit from its close proximity to a large labor supply, flexible industrial zoning, and ease of access to YVR, Vancouver / Deltaport container terminals, and major highways.





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