



# For Lease

New Modern  
Warehouse Available  
November 2024

1405

BYRNE ROAD  
BURNABY, BC

14,595  
Square Feet

32' Clear  
Ceilings with  
Dock and  
Grade Loading



# Opportunity

An exceptional leasing opportunity for a 29,190 square foot modern freestanding warehouse, demisable into two units of 14,595 square feet each. This state-of-the-art facility, ready for occupancy in November 2024, offers all the desired features for today's businesses. The facility boasts an extensive glass facade, providing ample natural light throughout the high-ceilinged showroom areas and second-floor office space. Furthermore, the showroom and office area are complemented by a total of twenty-seven fully electrified parking stalls, designed for EV vehicle charging.

With an emphasis on efficiency, the warehouse area features 32-foot clear ceilings, reinforced flooring capable of supporting heavy loads, motion-detecting LED lighting, and a spacious loading court to facilitate easy maneuvering for highway trucks and trailers. This versatile building has been thoughtfully designed to cater to a wide range of needs, allowing businesses to propel their operations to the next level.



-  **Lease Rate:**  
\$25.00 per square foot net, based on shell
-  **Operating Costs and Property Taxes (per SF):**  
Estimated at \$7.00 per square foot for 2024 not including a management fee of 5% of basic rent
-  **Zoning:**  
M2 General Industrial District

# Specifications



32' Clear Warehouse Ceilings



700 Lbs Per Square Foot Floor Load



Construction: Concrete tilt-up



ESFR Sprinkler System



Electrically Operated Hydraulic Dock Levelers



20' Ground Floor Showroom/Office Area



Power: 600 amps at 347/600 volts



One (1) Grade Level Loading Door with Electric Opener



Twenty Seven (27) Parking Stalls



LED Motion Detecting Lighting

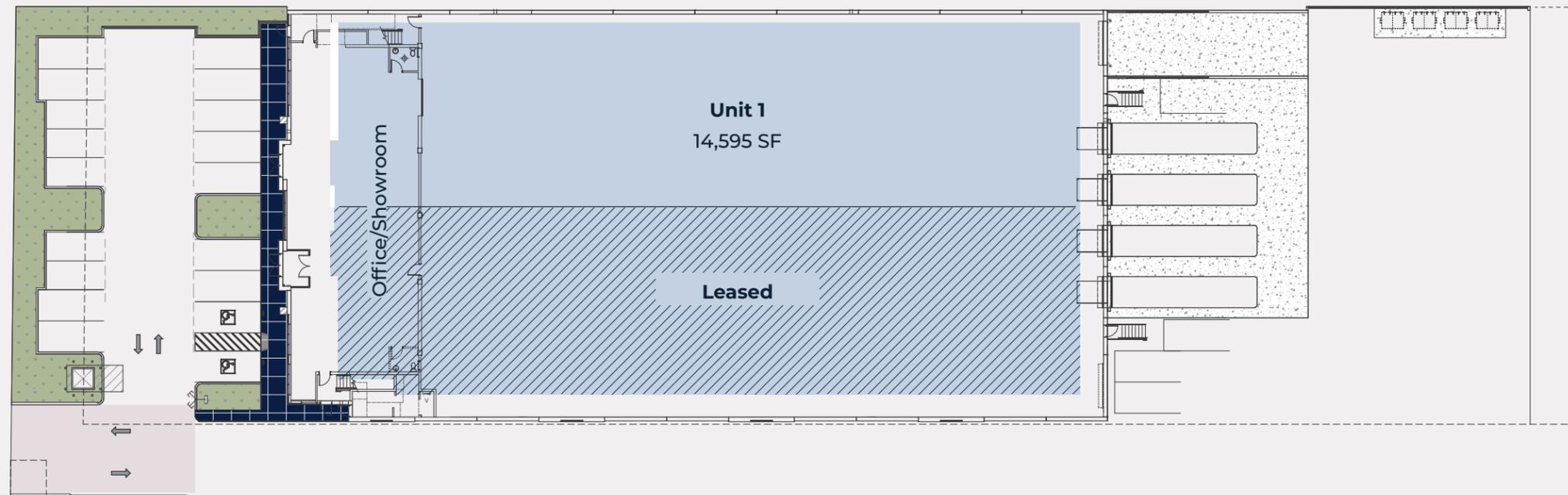
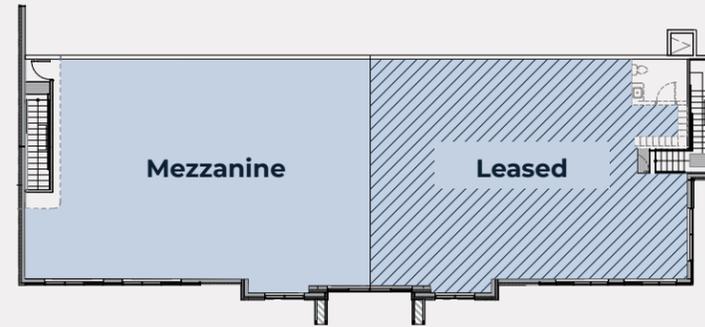


Four (4) 8'6" x 10' Dock Level Loading Door with Electric Dock Levelers and Dock Seals



Two (2) EV Charging Stations and All Stalls EV Ready

# Site Plan



Unit 1	
Ground floor	12,632 SF
Mezzanine	1,963 SF
<b>Total</b>	<b>14,595 SF</b>

Unit 2	
Ground floor	12,632 SF
Mezzanine	1,963 SF
<b>Total</b>	<b>14,595 SF</b>

Leased

**Building total: 29,190 SF**



# Location

Situated in the highly coveted Big Bend area of South Burnaby, this property boasts prime visibility along Byrne Road and is surrounded by the abundant amenities of Market Crossing and Marine Way Market. Its central positioning provides effortless connectivity to all key areas within Metro Vancouver, most notably Downtown Vancouver, Burnaby, and the Vancouver International Airport, all within a brief 25-minute commute.



Zoning:  
M2 General Industrial District

## Nearby Amenities



Tim Hortons



SUBWAY

LONDON DRUGS

save on foods

CACTUS CLUB CAFE





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