

FOR LEASE | INDUSTRIAL
5031 STILL CREEK AVENUE
BURNABY, BC



- ▶ **3,885 SF Warehouse / Office Unit**
- ▶ **North Burnaby**

Location

The property is situated just west of Douglas Road on Still Creek Avenue in the heart of North Burnaby's industrial district, between the Trans Canada and Lougheed Highways. It is only minutes from Brentwood Town Centre, centered at Lougheed and Willingdon Avenue, an industrial area with direct access to Willingdon / Hwy 1 via Still Creek Ave.

Highlights

- ▶ 3 phase power
- ▶ 22' warehouse ceiling
- ▶ 1 grade loading door
- ▶ Ample parking
- ▶ Street exposure

Chris McIntyre

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

Available Space

Unit	Ground Floor Office	Mezzanine Office	Warehouse	Total	Loading	Description	Availability
5031	400 SF	365 SF	3,120 SF	3,885 SF	1 grade	Ground floor office/showroom, mezzanine coffee bar	April 1, 2021

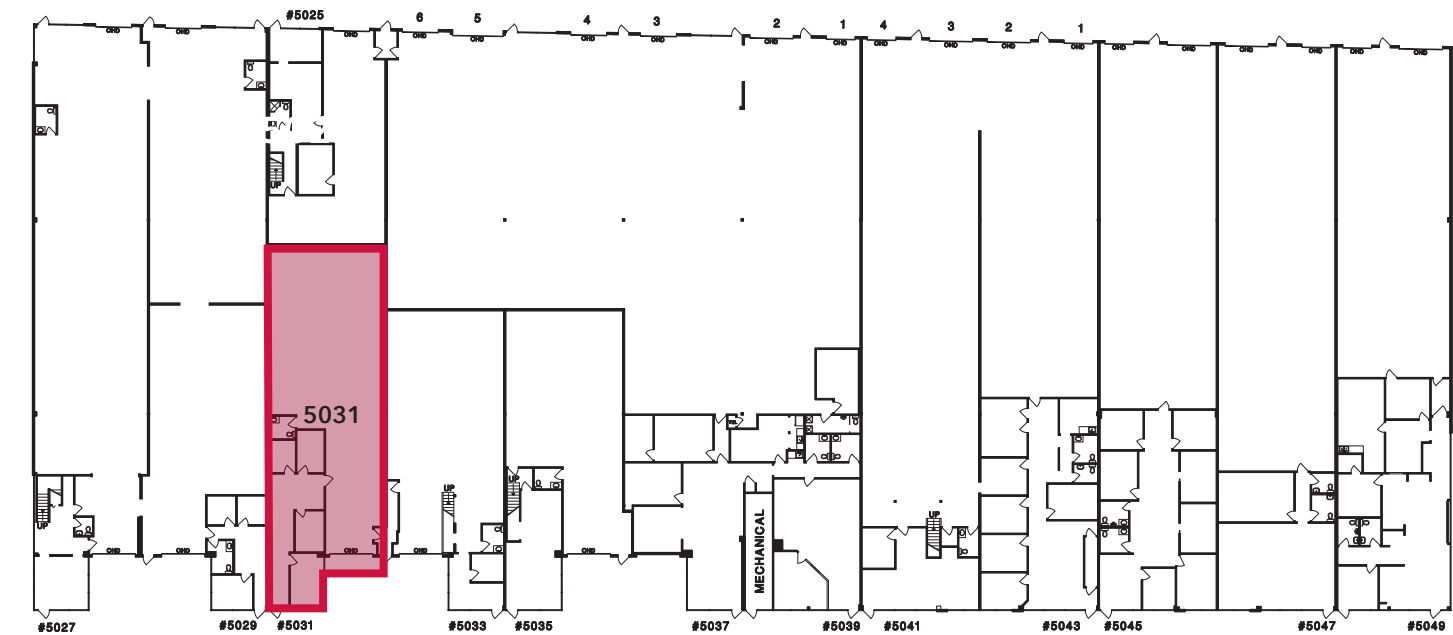
Zoning
M-2 (General Industrial)

Lease Rate
\$15.50 PSF

- Features**
- ▶ 3 phase power
 - ▶ Tilt-up concrete construction
 - ▶ 22’ warehouse ceiling height
 - ▶ Sprinklered
 - ▶ Central location with excellent access to Hwy 1 and transit
 - ▶ Ample tenant & visitor onsite parking

Taxes & Operating Costs (2021)
\$4.92 PSF

Site Plan



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