

FOR LEASE | INDUSTRIAL  
**2271 ROSSER AVENUE**  
BURNABY, BC



- ▶ **18,971 SF Lot with 9,455 SF Building**
- ▶ **Dock & Grade Loading**

#### Location

The subject property is on the west side of Rosser Avenue, one block south of Dawson Street in the redeveloping area of Brentwood. Rosser Avenue runs south from Dawson Street one block west of Willingdon Avenue.

Steve Caldwell  
Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

Mackenzie Fraser  
D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com



### Legal Description

Lot 48 DL119 Group 1 Plan NWP40447, PID: 002-626-837

### Zoning

M-1 Industrial, (OCP Medium Density Residential)

### Description of Improvements

A freestanding concrete block warehouse building with office glazing on two levels facing Rosser Avenue. The building has grade loading doors on the north and east (front) side and a dock loading door accessing a storage yard on the south side. The building has been well maintained by the only tenant ever to occupy it - Stebbins Engineering.

### Features

- ▶ 18' ceilings (approximate)
- ▶ Ample on-site parking
- ▶ Fenced yard area on south side
- ▶ Yard area on west (back) side off a common lane
- ▶ Large 12' x 14' drive-in loading door
- ▶ Dock door has outside leveller
- ▶ Strip fluorescent lighting
- ▶ Air conditioned offices

### Lot Size

18,971 SF

### Building Areas (Approximate)

Warehouse	7,455 SF
Office (down)	1,000 SF
Office (up)	1,000 SF
<b>Total</b>	<b>9,455 SF</b>

### Lease Term

Flexible

### Lease Rate

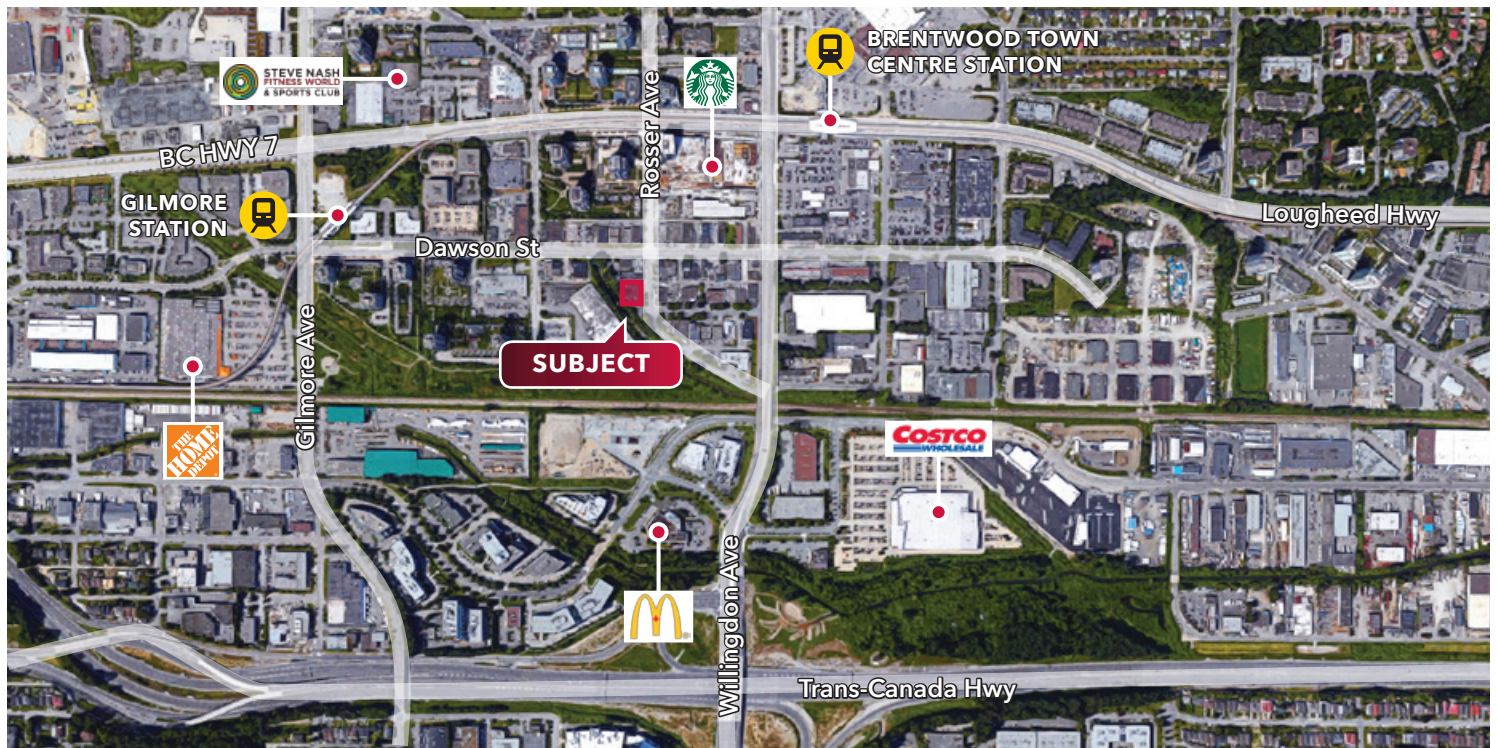
\$9,455 per month

### Taxes & CAM

Approximately \$7,500 per month

### Availability

Immediate



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