FOR LEASE | INDUSTRIAL #100 - 7152 CURRAGH AVENUE BURNABY, BC



LEE-ASSOCIATES.COM | 604 684 7117



South Burnaby Office/Warehouse Space

Location

The subject property is located in the Kingsway/Beresford Industrial District, just east of Metrotown in South Burnaby. This location offers excellent access to all points of the Lower Mainland.

Highlights

- ▶ 24' clear warehouse ceiling
- Close to rapid transit (Royal Oak Station)
- Affordable rent

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Zoning

M-4 — permitting a wide range of wholesale, automotive, manufacturing and service related uses.

Features

- Excellent glazing for natural light in office
- Open office area
- Two washrooms
- Two 12' grade loading doors
- 24' clear warehouse ceiling height
- 3 phase power
- Gas fire forced air heater
- Property is fenced and gated

Available Space

Main floor warehouse	2,175 SF
Main floor office	686 SF
Total	2,861 SF

Availability

June 1, 2017

Lease Rate

\$11.00 PSF

Taxes & Operating Costs (2017 Estimate) \$4.75 PSF

Monthly Rent

\$3,755.06 plus GST and utilities





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