

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



LEE-ASSOCIATES.COM | 604 684 7117

2,861 SF



### ► 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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Personal Real Estate Corporation

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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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