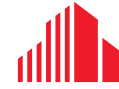


FOR SUBLEASE

NEW HAVEN BUSINESS PARK UNITS 103 & 104

8620 Glenlyon Parkway | Burnaby, BC

Marketed by



**CUSHMAN &
WAKEFIELD**



CLASS A INDUSTRIAL WAREHOUSING SPACE



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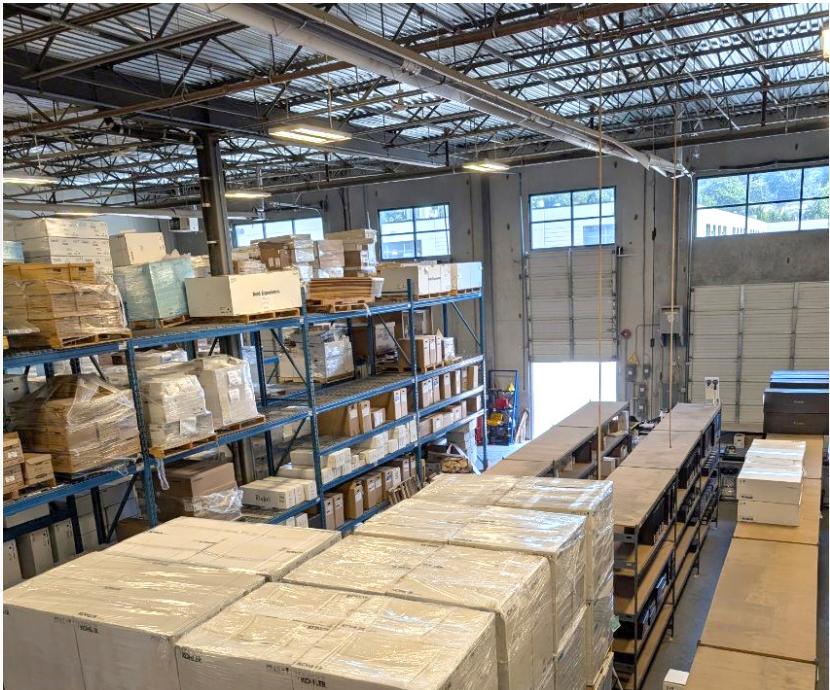


THE OPPORTUNITY

Cushman & Wakefield is pleased to present Units 103 & 104 at 8620 Glenlyon Parkway (the “New Haven Business Park”), in Burnaby available for Sublease. Ideal for flex industrial/office mixed-use, this approximately 11-acre property is a campus-style business park, featuring high ceilings, dock and grade loading, and ample on-site parking at the prime intersection of Marine Way and Glenlyon Parkway. Located in South Burnaby’s sought-after Class A industrial area - developed and managed by Amacon - makes this a strategic investment for an end-user looking to secure their own facility in close proximity to all municipalities across the Lower Mainland region.

BUILDING FEATURES

ZONING	CD (M5/B1), Comprehensive Development District
SUBLEASE RATE	\$17.00 SF, NNN
SUBLEASE LEASE EXPIRY	June 29, 2027
ADDITIONAL RENT	\$6.60 SF



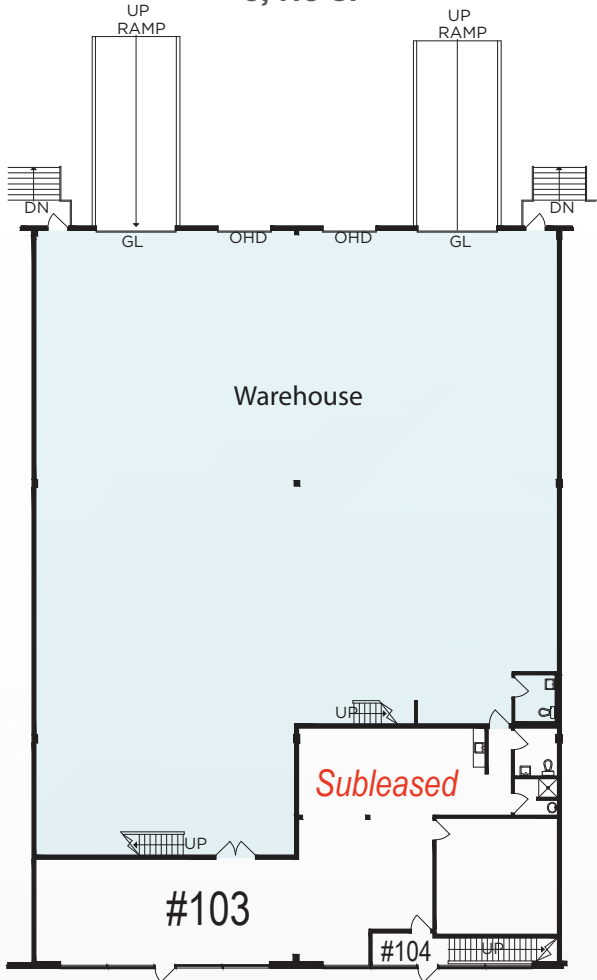
AVAILABLE SPACE

WAREHOUSE	6,416 SF
SECOND FLOOR OFFICE WITH AC	2,166 SF
TOTAL SPACE	8,582 SF



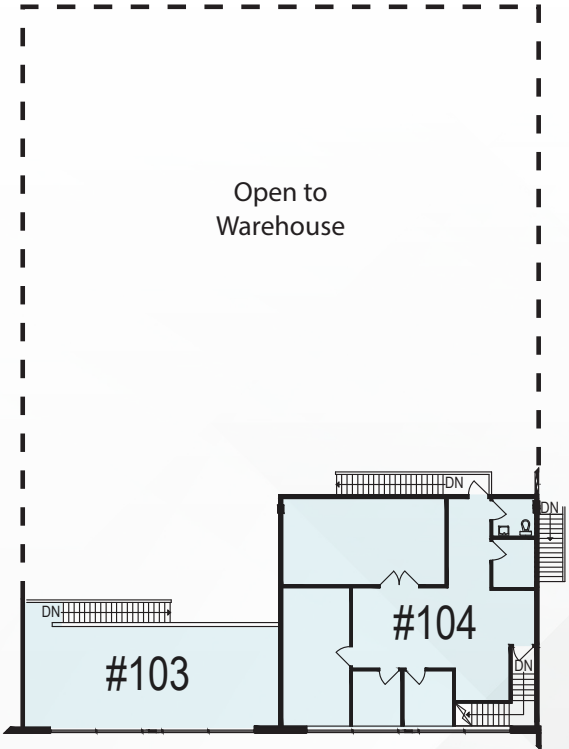
FLOOR PLANS

UNIT 103 & UNIT 104
MAIN FLOOR / WAREHOUSE
6,416 SF



Available Space

UNIT 103 & UNIT 104
MEZZANINE / SECOND FLOOR OFFICE
2,166 SF



SPACE FEATURES

- **Central Accessibility:** Efficient access to Highway 91, Highway 1, Trans-Canada Highway, South Fraser Perimeter Road and YVR – Vancouver International Airport
- **Functional Layout:** Approximately 24’ high-clearance warehouse space with 2 dock and 2 grade loading doors, T-5 warehouse lighting and ESFR sprinklers

LOCATION MAP



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DRIVE TIMES TO/FROM NEW HAVEN BUSINESS PARK

1.	Trans-Canada Highway	12 mins
2.	River District Crossing	5 mins
3.	Vancouver International Airport	25 mins
4.	Highway 91	10 mins
5.	South Fraser Perimeter Road (Hwy 17)	15 mins
6.	Highway 99	15 mins
7.	New West	17 mins
8.	Delta	22 mins

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