

**25,492 SF WAREHOUSE, OFFICE / SHOWROOM
AVAILABLE FOR LEASE**

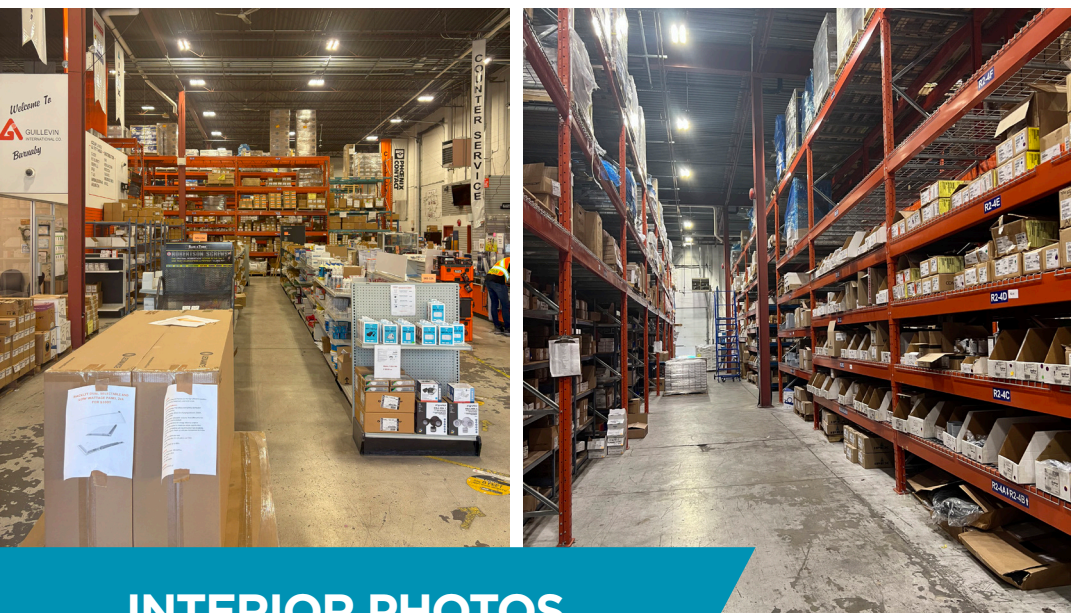


5334 LOUGHEED HWY

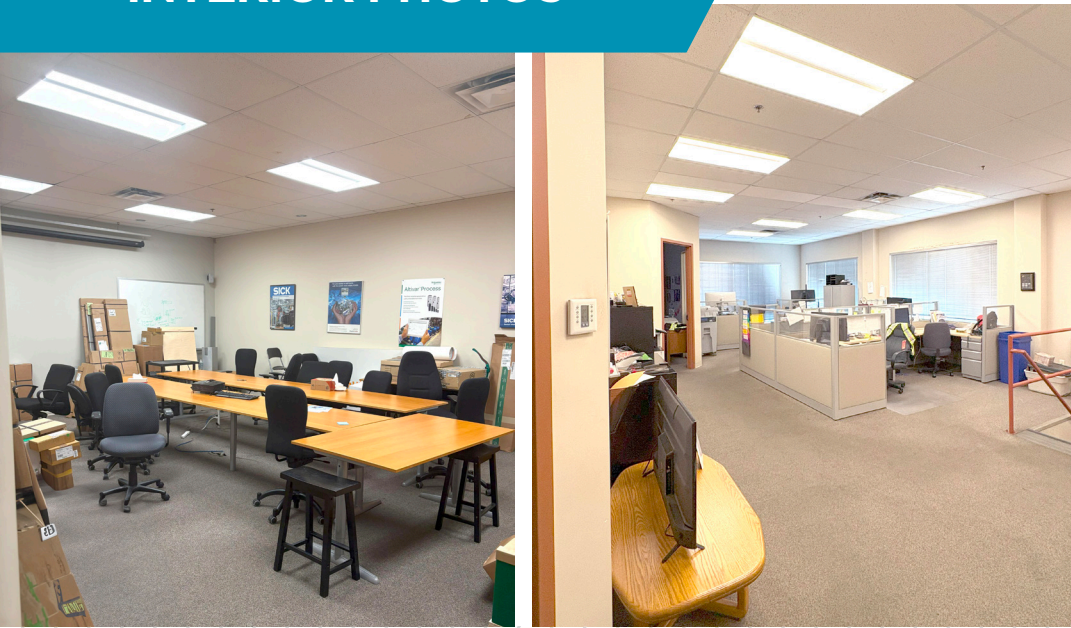
Burnaby, BC



BUILDING BREAKDOWN



INTERIOR PHOTOS



BUILDING DETAILS

WAREHOUSE	18,711 SF
OFFICE*	6,781 SF
TOTAL	25,492 SF
LOADING DOORS	4 dock-high, 3 grade-level

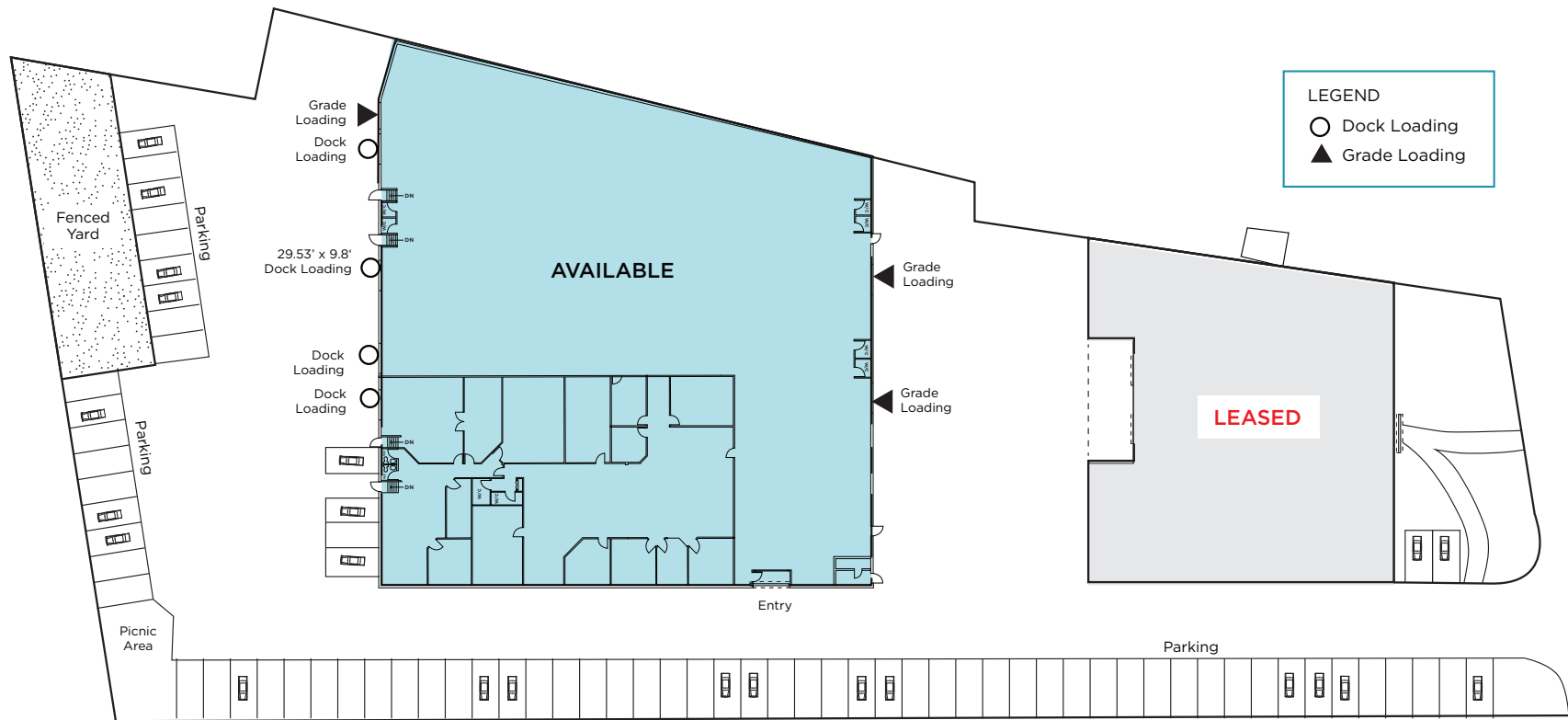
**Office space can be removed to create more warehouse*

SPECIFICATIONS

ZONING	CD - Comprehensive Development
CLEAR HEIGHT	24'
ELECTRICAL	3-phase electrical service
PARKING	44 stalls
GROSS RENT	\$24.00 PSF
AVAILABILITY	September 1, 2025

SITE PLAN

BUILDING SIZE
25,492 SF



THE OPPORTUNITY

5334 Lougheed Highway presents a rare opportunity to lease functional industrial space on transit in North Burnaby. The building features a practical layout with both grade and dock loading with well-finished office, ample parking, and flexible lease term options to suit a range of users.

OFFERING HIGHLIGHTS

- Warehouse: 18,711 SF
Office: 6,781 SF
Total: 25,492 SF
- 4 dock-level doors and 3 grade-level doors
- Functional layout ideal for distribution, light manufacturing or service industrial use
- Ample parking
- Existing showroom space
- LED Lighting
- Flexible term options
- Well finished office and existing showroom space

THE LOCATION

Located along the Lougheed Highway corridor, the property offers quick access to both Lougheed and Trans-Canada Highways. Holdom SkyTrain Station is a short 3-minute walk away, with nearby amenities including The Amazing Brentwood.

For more information, contact:

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