

An aerial photograph of an industrial and commercial area. A large, rectangular, dark-roofed building, identified as a warehouse, is highlighted with a red border. To the left of the warehouse is a large construction site with various materials and equipment. To the right is a parking lot with several vehicles and a smaller white building. Further right is a multi-lane road with a train track running parallel to it. The overall scene is a mix of industrial development and infrastructure.

5,600 SF WAREHOUSE AVAILABLE | **FOR LEASE**

2166
SPRINGER AVENUE



Burnaby, BC

THE OPPORTUNITY

Strategically located in the Brentwood neighbourhood of North Burnaby, 2166 Springer Ave offers flexible options to lease well located warehouse space walking distance to skytrain.

This property features the ability to lease warehouse space with grade-level loading in a prime Metro Vancouver location.

BUILDING DETAILS

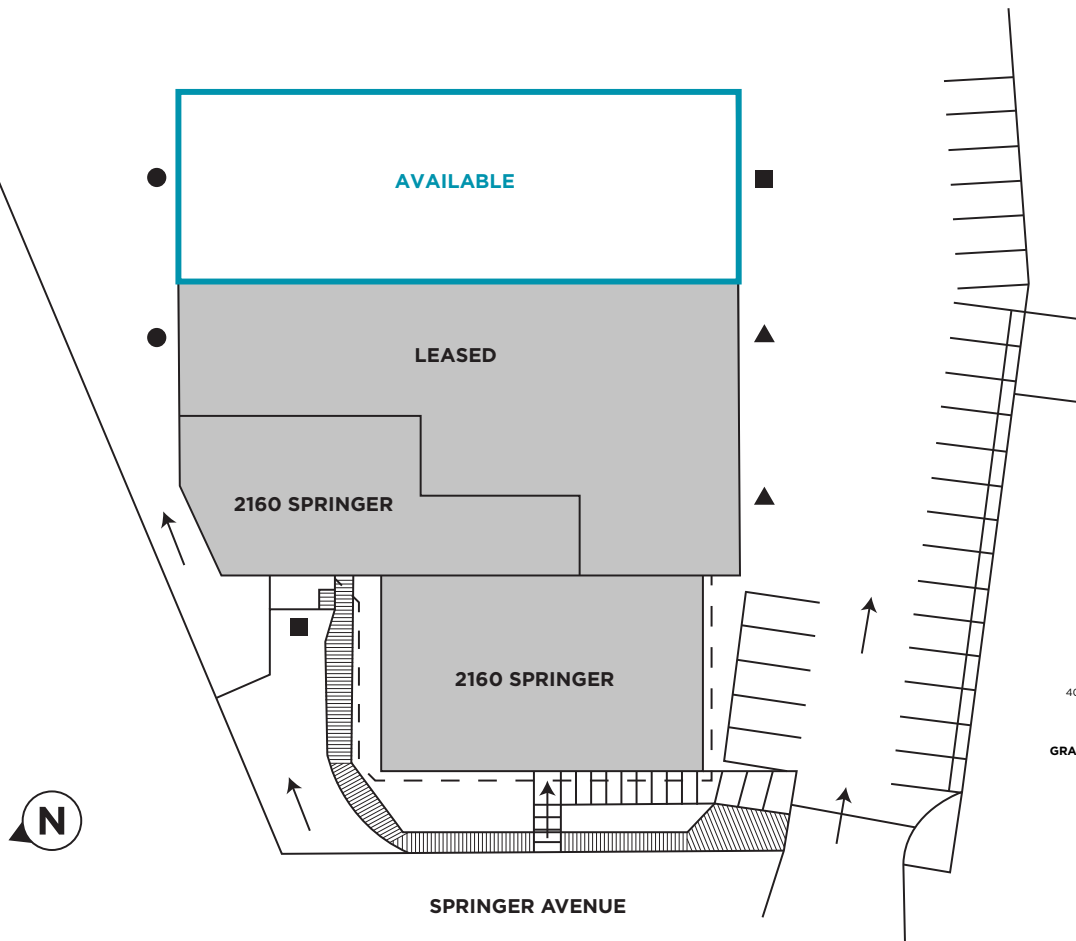
WAREHOUSE	5,600 SF
LOADING DOORS	1 grade-level, 1 dock-level

SPECIFICATIONS

PARKING	23 stalls
WAREHOUSE CEILING HEIGHT	22' 5"
ZONING	CD - Comprehensive Development
GROSS RENT	\$24.00 PSF
AVAILABILITY	Immediate



SITE PLAN

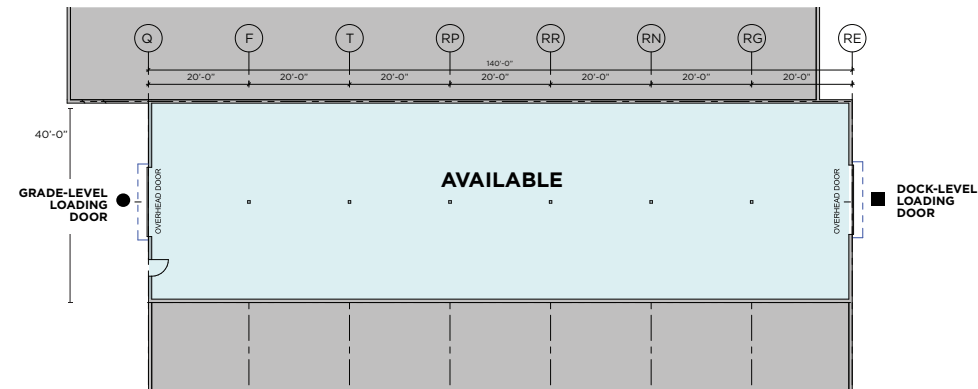


□ AVAILABLE
▲ LOADING DOOR

■ DOCK LOADING DOOR
● GRADE LOADING DOOR

BUILDING DETAILS

- Functional warehouse space with grade-level and dock-level loading, ideal for light industrial, storage, or distribution uses
- Flexible zoning allowing for a variety of industrial uses
- Excellent accessibility via Lougheed Highway, Highway 1, and proximity to Holdom SkyTrain Station
- Ample on-site parking



BUILDING SIZE
5,600 SF AVAILABLE

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, providing convenient transit connectivity.

For more information, contact:

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