

An aerial photograph of an industrial site. A large, empty rectangular area in the center is outlined in a light blue border, indicating the location of the warehouse. To the left, there is a large building under construction with a yellow crane. To the right, there are several existing industrial buildings with grey roofs. A parking lot with various vehicles is visible between the buildings. In the background, a multi-lane highway and a railway line are visible.

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

**\$11.00 PSF ASKING RATE!**

**SHORT-TERM & FLEXIBLE LEASE TERMS AVAILABLE**

**2166**  
**SPRINGER AVENUE**

 **CUSHMAN &  
WAKEFIELD**

**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

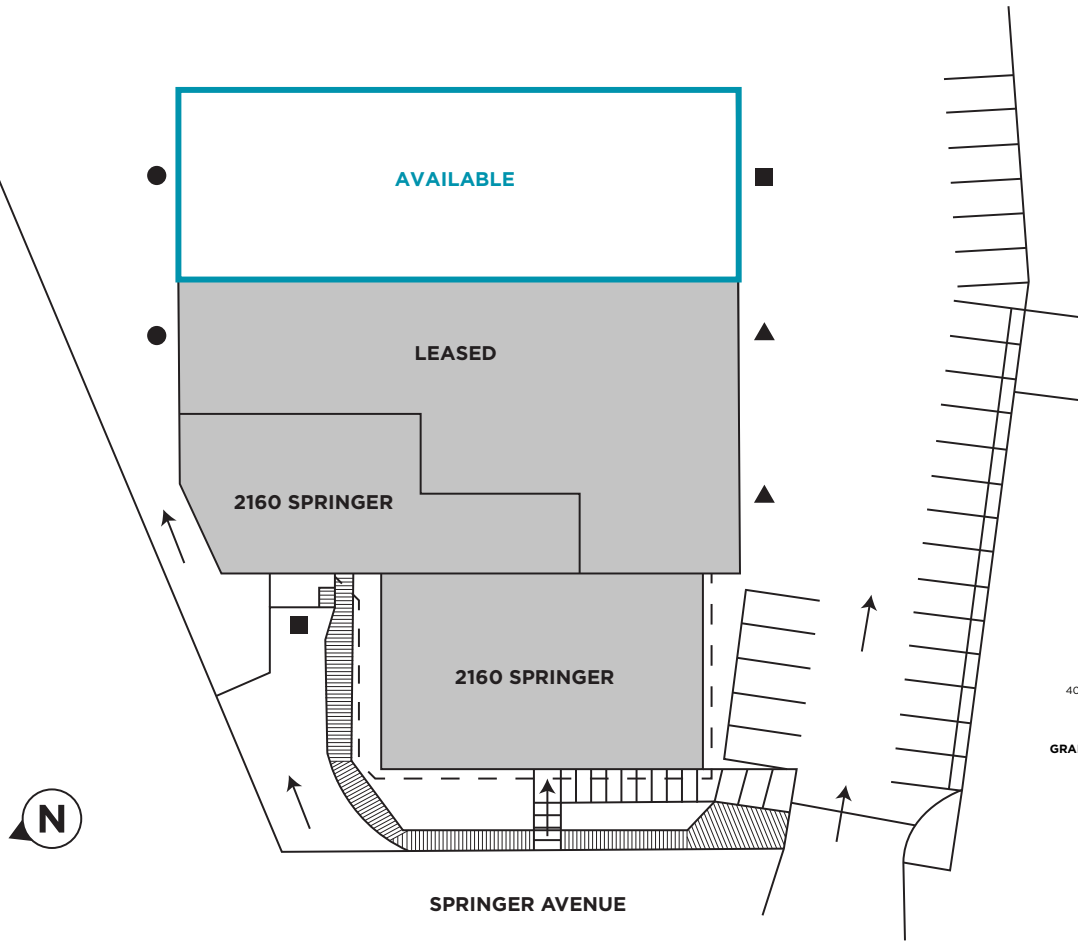
**NET RENT** \$11.00 PSF

**ADDITIONAL RENT** Contact listing agent

**AVAILABILITY** Immediate

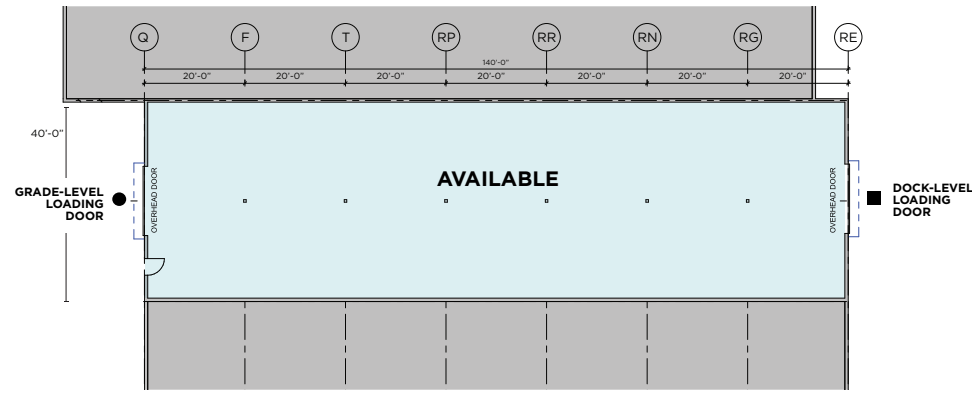


# SITE PLAN



## 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



- AVAILABLE
- ▲ LOADING DOOR
- DOCK LOADING DOOR
- GRADE LOADING DOOR

**BUILDING SIZE**  
5,600 SF AVAILABLE

