

FOR LEASE



# UNIT 101 5777 BERESFORD ST BURNABY, BC



***2,465 SF INDUSTRIAL UNIT AVAILABLE  
WITH OFFICE / SHOWROOM + REAR GRADE LOADING***

# BUILDING FEATURES

## BUILDING

Concrete block construction

## LOCATION

Centralized location

## YARD

Nicely landscaped site with fenced and gated loading area

## PARKING

On site parking

## CLEAR HEIGHT

19' high ceiling warehouse with radiant heat

## POWER

3-phase electrical power

## OFFICE

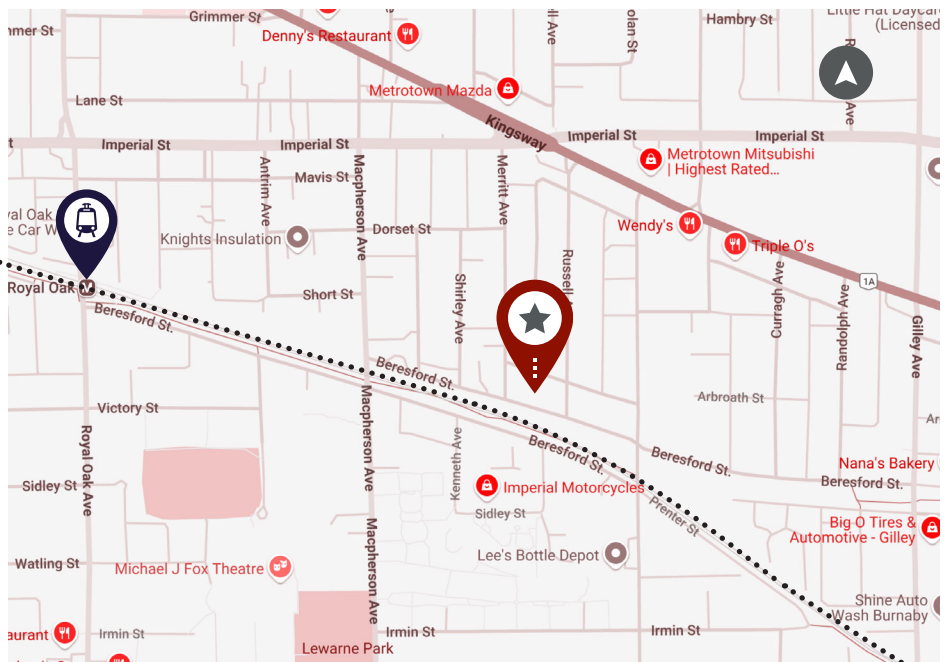
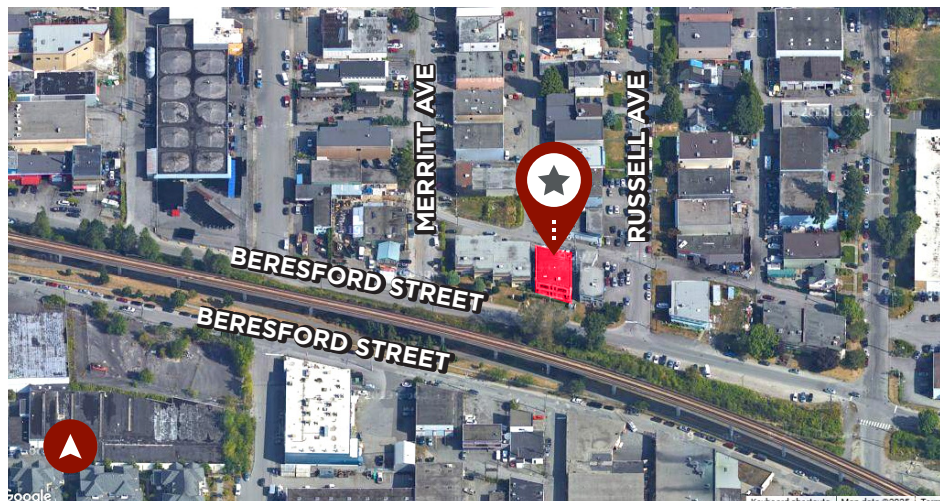
Nicely finished front office areas and showroom

## REST ROOMS

2 washrooms on upper and lower floors

## TIMING

January 1, 2026



## LOCATION

The subject property is located in the central Beresford Industrial area of Burnaby, just south of Kingsway. The Building offers the potential tenant excellent access to all areas of the Lower Mainland, due to Burnaby's central location. Kingsway (99A), a major transit way, is located just north of the subject property, provides access to surrounding communities such as New Westminster, Surrey, and Vancouver.

## ZONING

M-4 (Industrial)

This flexible zoning allows for many uses such as manufacturing, distribution, warehousing and wholesale with ancillary offices.

## UNIT SIZE

Warehouse + Showroom:	1,890 SF
Second Floor Office:	575 SF
<b>Total Area:</b>	<b>2,465 SF</b>

## ASKING NET LEASE RATE

\$22.00 PSF, per annum

## PROPERTY TAXES & OPERATING COSTS

\$12.00 PSF, per annum (Budget 2025)



**FOR MORE INFORMATION, PLEASE CONTACT:**

**ALEX EASTMAN**

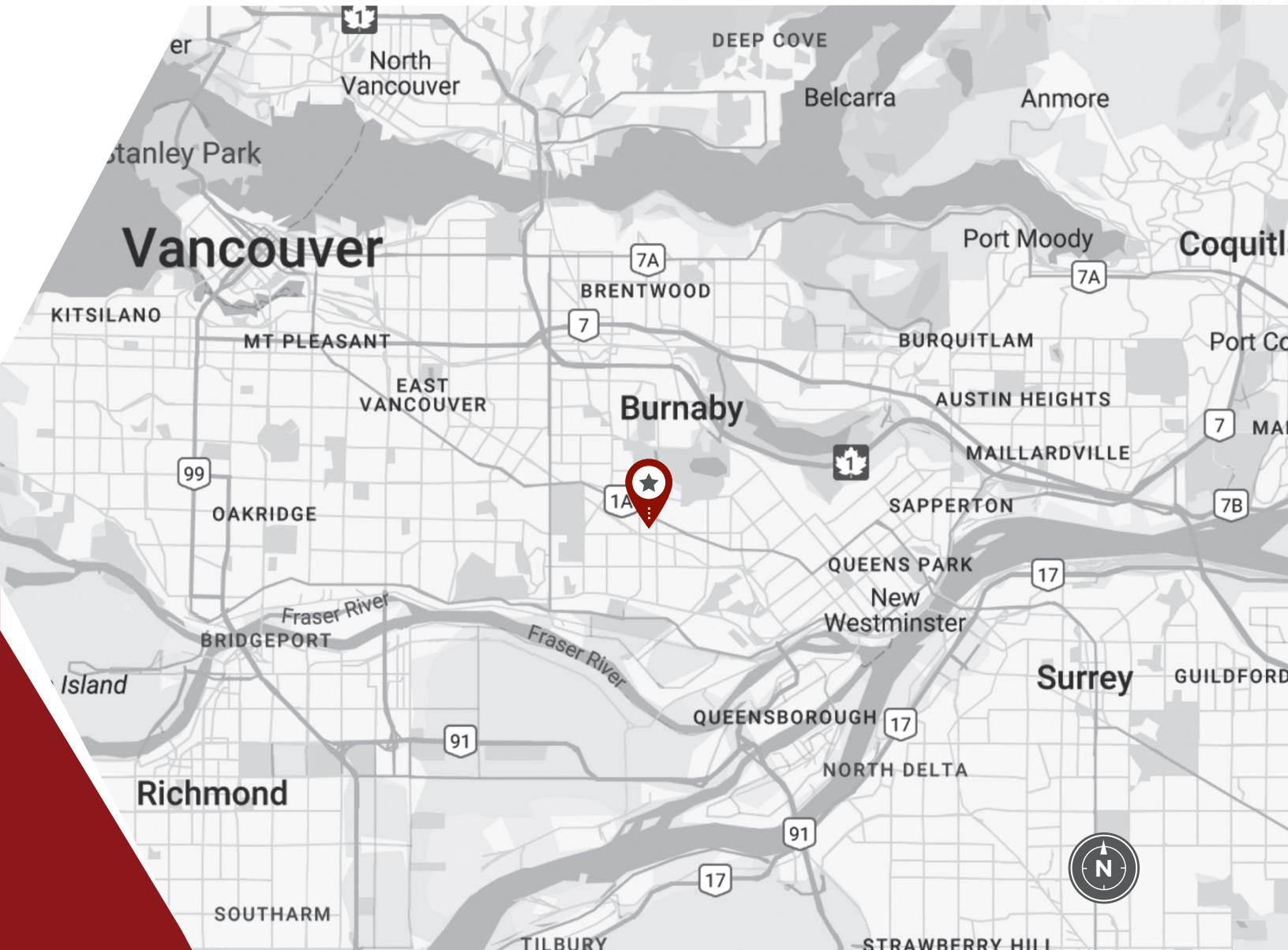
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