



FOR SALE OR LEASE

# 6039 TRAPP AVENUE

BURNABY, BC



# PROPERTY OVERVIEW

Positioned in South Burnaby's Big Bend industrial district, 6039 Trapp Avenue offers excellent regional connectivity. Located between North Fraser Way and Marine Way, the property provides quick access to Burnaby, New Westminister, and major transportation routes, including the Queensborough Bridge and Annacis Island. Close proximity to Marine Way allows for efficient travel to Vancouver, Richmond, and Surrey, making the location ideal for businesses servicing multiple markets. Transit access is further supported by the nearby 22nd Street Expo Line Station. The surrounding Marine Way corridor offers a strong mix of restaurants, retailers, and industrial services, creating a convenient and amenity-rich environment for operations and employees.



## PROPERTY HIGHLIGHTS

- 21' ceiling heights
- ± 4,000 SF coverage storage area
- Five (5) grade level loading doors
- Power:
  - » 3-phase electrical service at 200 Amps
  - » Single phase electrical service at 300 Amps

## AVAILABLE AREA

Warehouse	10,000 SF
Office/Showroom	1,603 SF
<b>Total</b>	<b>11,603 SF</b>



## SITE SIZE

33,704 SF (0.77 Acres)



## ZONING

M3A (Heavy Industrial)



## TAXES & OPERATING COSTS

TBD



## ASKING PRICE

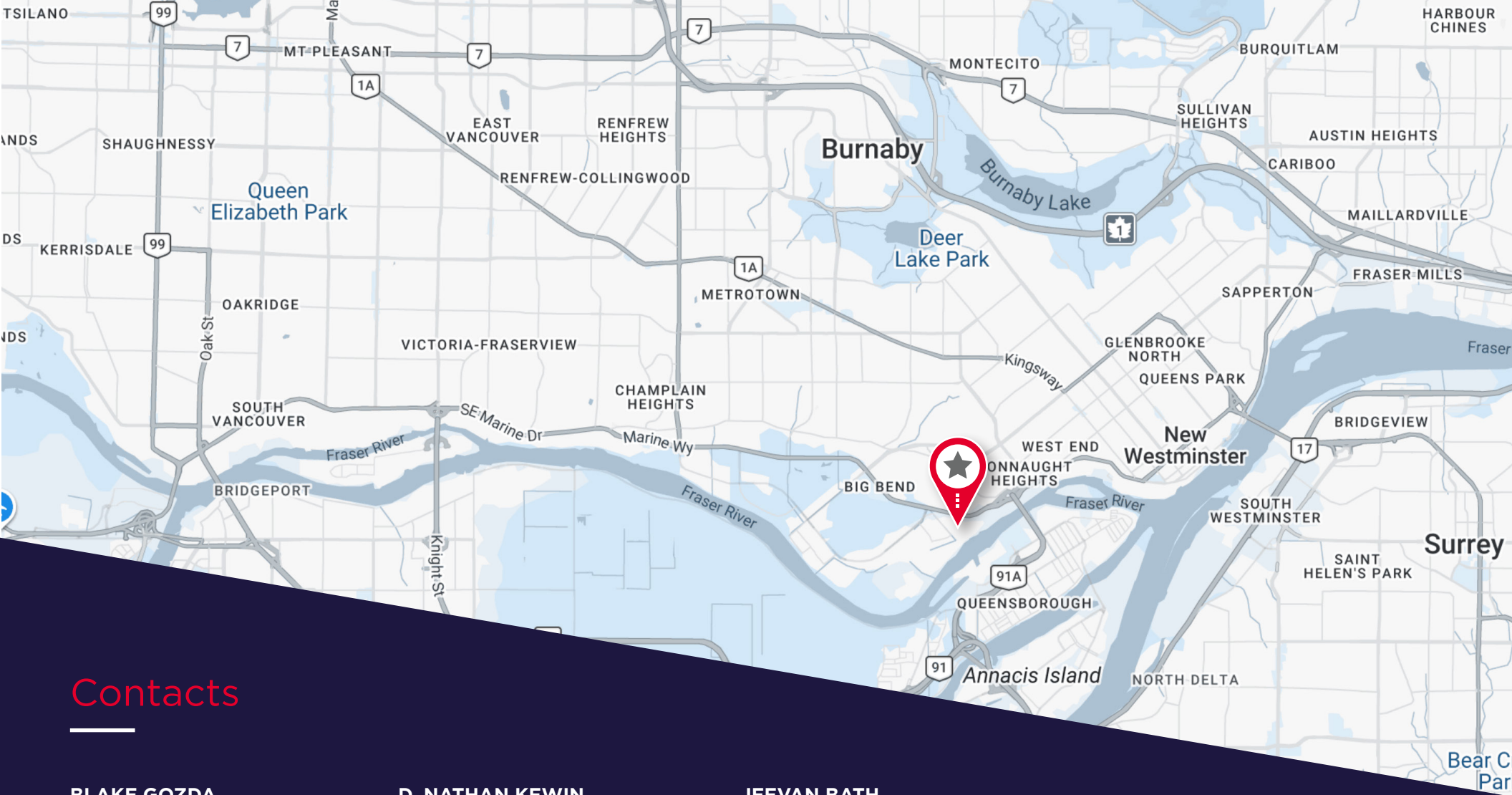
Contact Listing Agents



## BASIC RENT

\$18.50 PSF





## Contacts

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