

6741 CARIBOO ROAD

UNIT 301 | BURNABY, BC



17,174 SF INDUSTRIAL WAREHOUSE
& SHOWROOM AVAILABLE

PROPERTY HIGHLIGHTS

LOCATION

Strategically located in North Burnaby, Cariboo Business Park provides excellent connectivity to major transportation routes including Highway 1 and Lougheed Highway, offering efficient access throughout Metro Vancouver. The property's central location places occupiers within proximity to surrounding municipalities across the Lower Mainland, while benefiting from nearby transit options, amenities, and a strong labour pool.

AVAILABLE AREA

Warehouse	12,093 SF
Ground Floor Office/Showroom	3,825 SF
Second Floor Mezzanine	1,256 SF
Total Area	17,174 SF

HIGHLIGHTS

- Showroom area
- Kitchenette
- Four (4) private offices
- One (1) small boardroom
- Two (2) washrooms
- Fifteen (15) parking stalls
- One (1) dock and one (1) grade loading door
- 24' clear ceiling heights
- End-of-trip facilities

AVAILABILITY

Immediate

**Sublease expiry July 31, 2029*

ZONING

I1 - Industrial District

BASIC RENT

\$19.00 PSF

**No charge on Second Floor Mezzanine*

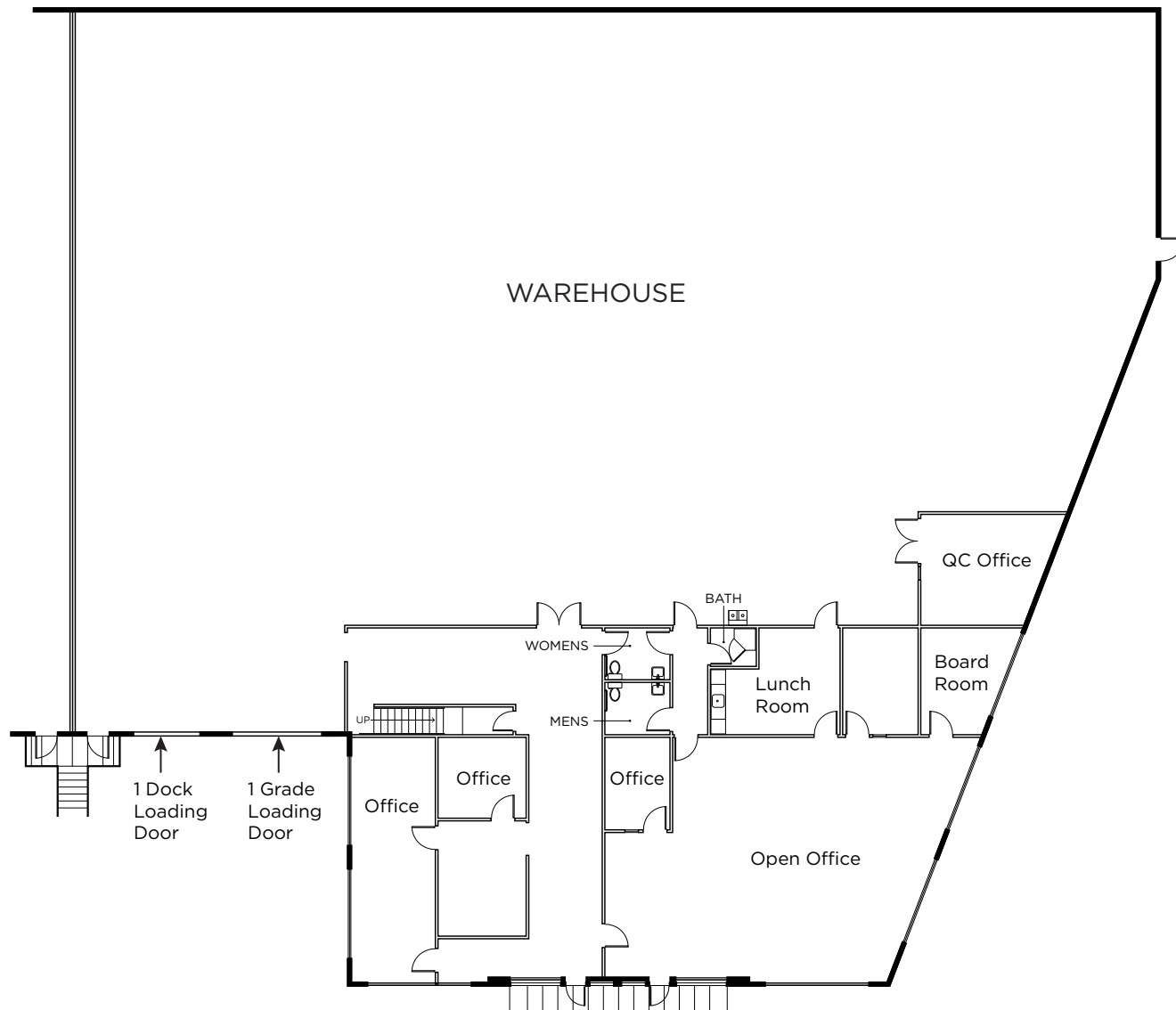
ADDITIONAL RENT (2026 EST.)

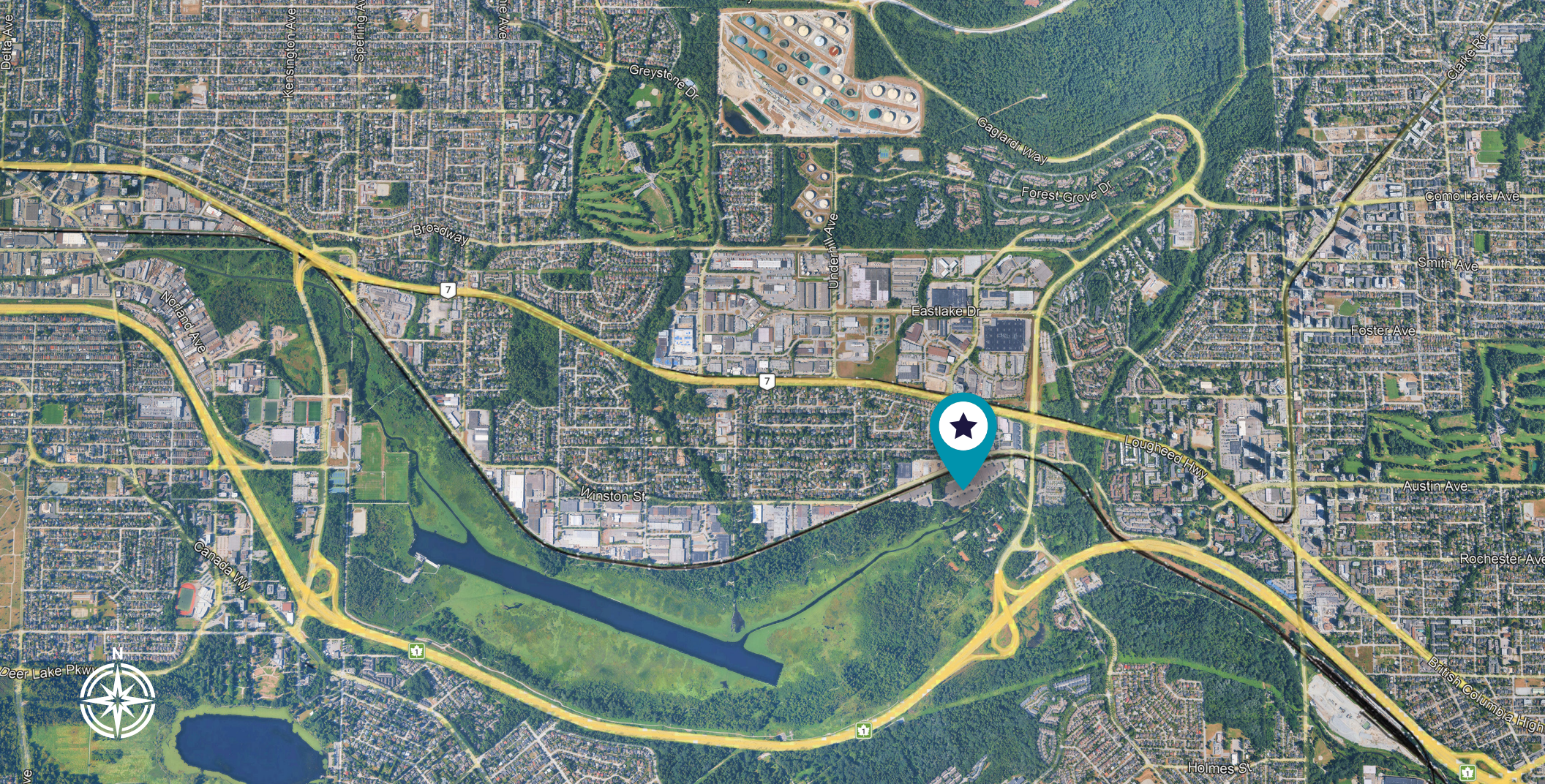
\$6.93 PSF



GROUND FLOOR PLAN

TOTAL AREA: 17,174 SF





FOR MORE INFORMATION, CONTACT

D. NATHAN KEWIN

Personal Real Estate Corporation
Senior Vice President
+1 604 640 5885
nathan.kewin@cushwake.com

BLAKE GOZDA

Personal Real Estate Corporation
Senior Vice President
+1 604 608 5971
blake.gozda@cushwake.com

JEEVAN BATH

Associate
+1 778 401 6294
jeevan.bath@cushwake.com



700 West Georgia Street, Suite 1200 / Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / [cushmanwakefield.com](https://www.cushmanwakefield.com)

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-224985_v7