

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 height
- End-of-trip facilities
- 3-phase power: 350A/600V

AVAILABILITY

Immediate
Sublease expiry July 30, 2029

ZONING

I1 - Industrial District

BASIC RENT

\$19.00 PSF
*No charge on Second Floor Mezzanine

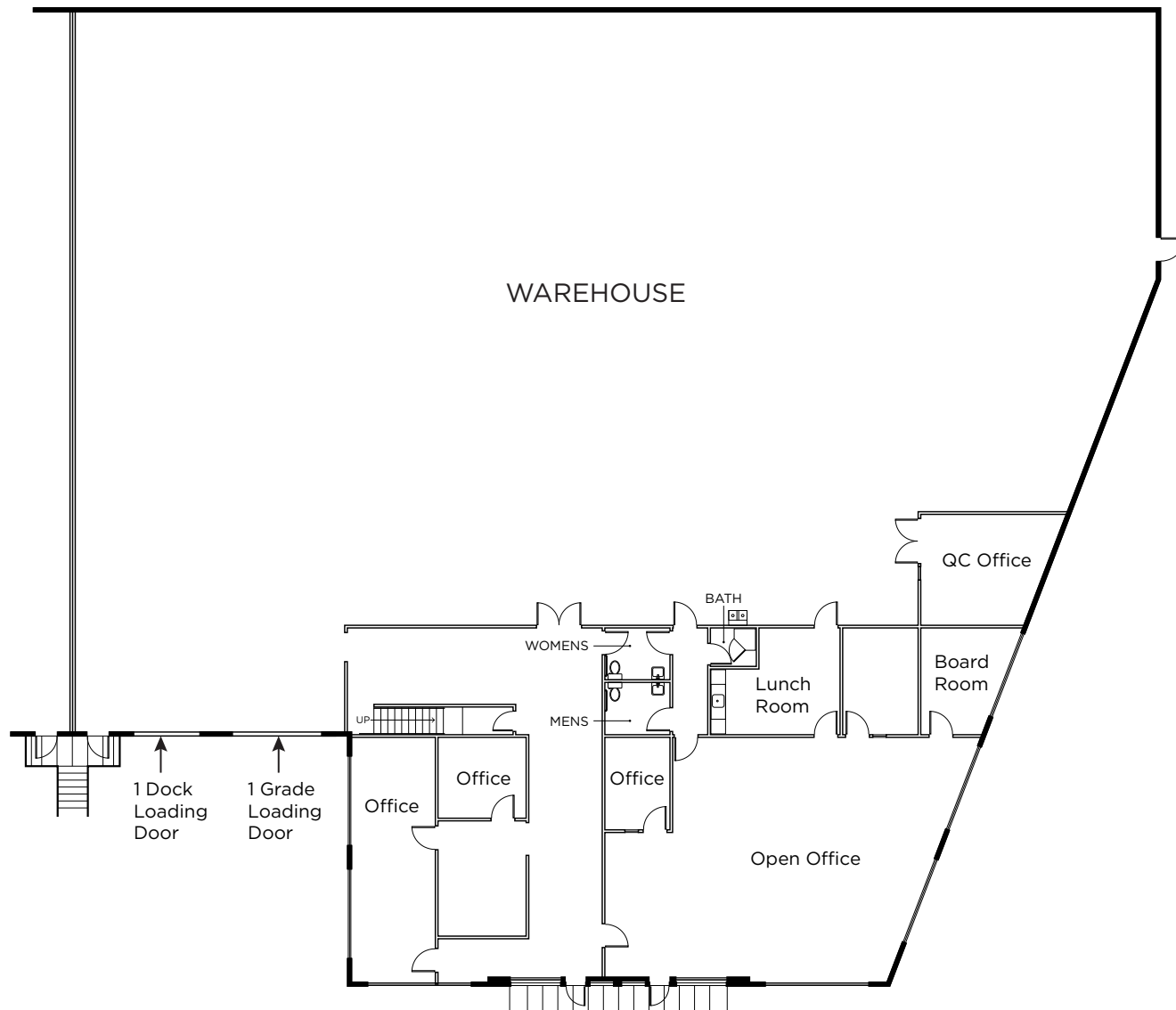
ADDITIONAL RENT (2026 EST.)

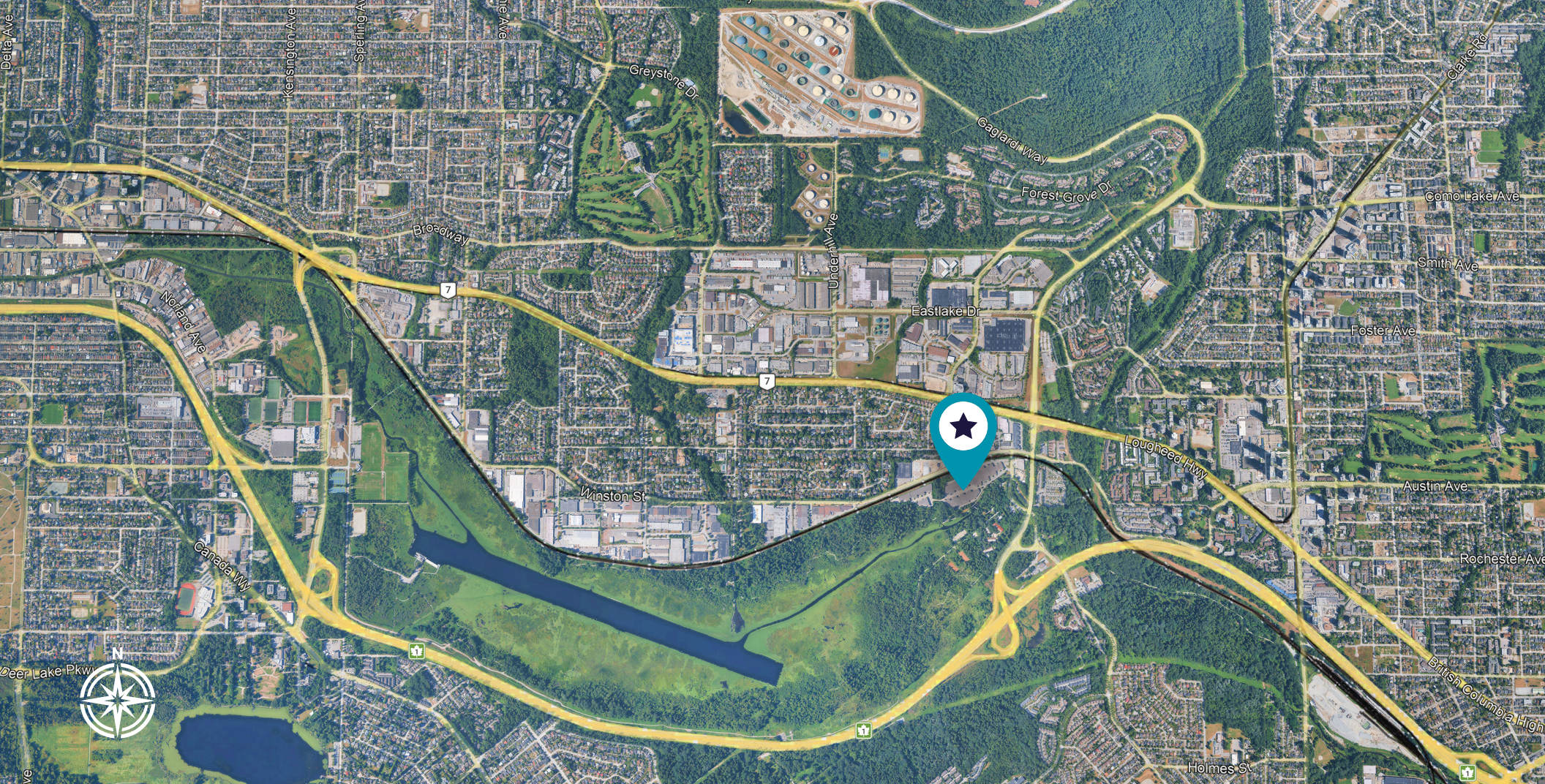
\$6.93 PSF



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)

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