

FOR LEASE | INDUSTRIAL
6850 ANTRIM AVENUE & 5540 MAVIS STREET
BURNABY, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Two Buildings Totalling 13,464 SF**
- ▶ **Close to Rapid Transit**
- ▶ **Ample Parking/Yard Area**
- ▶ **Convenient Corner Location**

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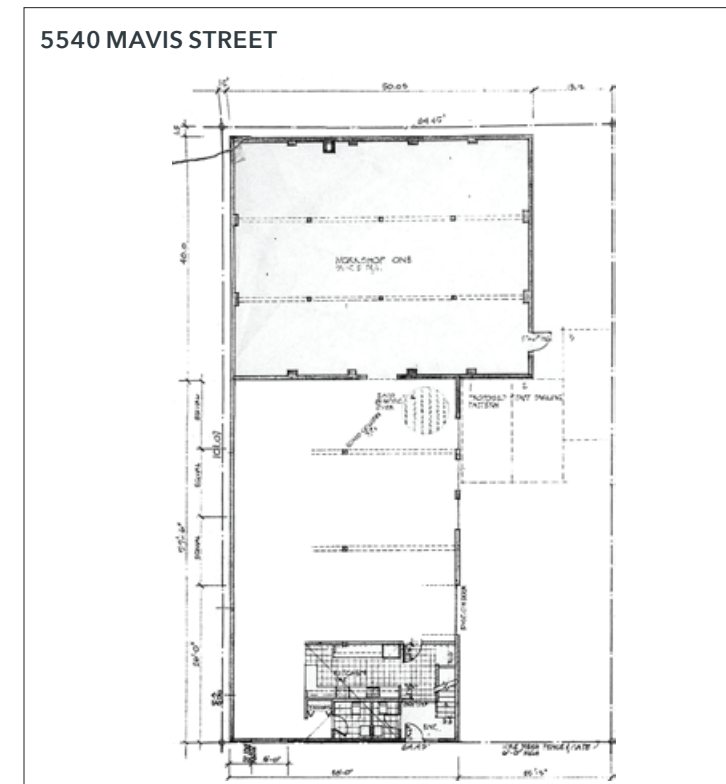
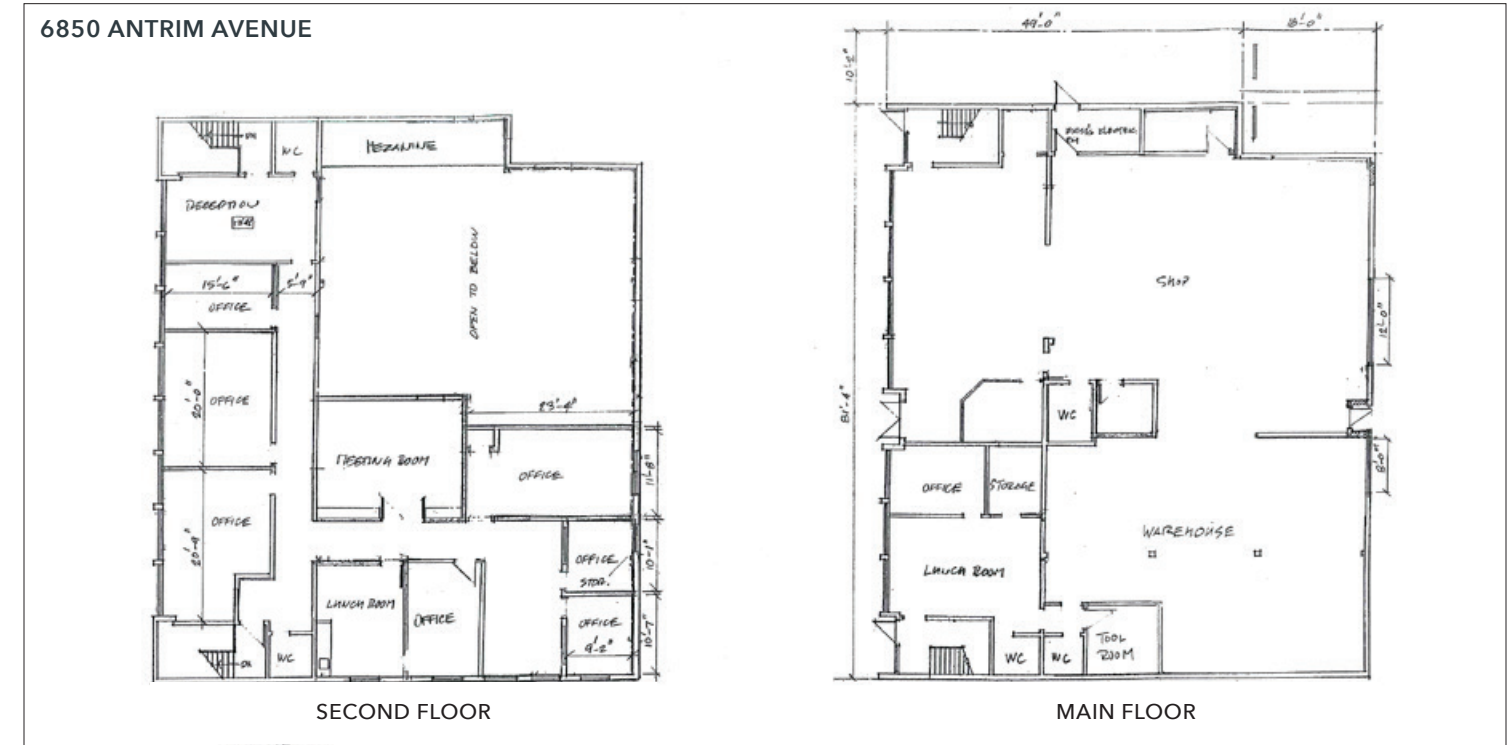
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CELEBRATING OVER

YEARS IN VANCOUVER



Floor Plans



Location

The subject properties are well located in the South Slope area of South Burnaby. This area offers good access to Kingsway and Boundary Road. The site is approximately two blocks from rapid transit (Royal Oak Station).

Features

- ▶ HVAC mezzanine offices (6850 Antrim)
- ▶ Security fencing
- ▶ Grade loading
- ▶ Rear grade loading (5540 Mavis)
- ▶ Ample on-site parking/yard area
- ▶ Lunchroom and boardroom (6850 Antrim)
- ▶ 19' warehouse ceiling (6850 Antrim)
- ▶ 7 private offices (6850 Antrim mezzanine)
- ▶ 400 amp 3 phase electrical service (6850 Antrim)

Zoning

M-4 (Special Industrial) – contact agent for detailed zoning info.

Lot Size

193.89' x 101.5' = 19,678 SF

Building Areas

6850 ANTRIM AVENUE	
Mezzanine office	3,271 SF
Main floor	5,266 SF
Total	8,538 SF

5540 MAVIS STREET	
Warehouse	4,266 SF
Mezzanine	660 SF
Total	4,926 SF

COMBINED TOTAL 13,464 SF

Basic Rent

\$18.00 PSF (\$20,196.00 per month plus GST)

Additional Rent

\$7.25 PSF (\$8,134.50 per month plus GST)

Availability

June 1, 2024



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