

FOR SALE | INDUSTRIAL  
**409 BOYNE STREET**  
NEW WESTMINSTER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **16,514 SF Freestanding Multi-Tenant Industrial Facility on a 0.77 Acre Corner Lot**
- ▶ **Owner User or Investment Opportunity**
- ▶ **Located in Queensborough**

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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER

**Legal Description**

LOT 1, BLOCK A, PLAN BCP50009, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**PID**

028-767-691

**Zoning**

M1 (Light Industrial)

**Year Built**

2012

**Lot Size**

33,538 SF (0.77 acres)

**Building Size (Approximate)**

TOTAL BUILDING 16,514 SF

**UNIT A**

|              |                 |
|--------------|-----------------|
| Office       | 837 SF          |
| Warehouse    | 4,505 SF        |
| <b>TOTAL</b> | <b>5,342 SF</b> |

**UNIT B**

|              |                 |
|--------------|-----------------|
| Office       | 812 SF          |
| Warehouse    | 5,769 SF        |
| <b>TOTAL</b> | <b>6,581 SF</b> |

**UNIT C**

|              |                 |
|--------------|-----------------|
| Warehouse    | 4,591 SF        |
| <b>TOTAL</b> | <b>4,591 SF</b> |

**Tenancy**

Unit A: 5,342 SF is leased to Queensborough Landing Return-It Depot.

Units B-C: 11,172 SF combined is owner occupied – vacant possession.

**Property Taxes**

\$100,389.22 (2025)

**Asking Price**

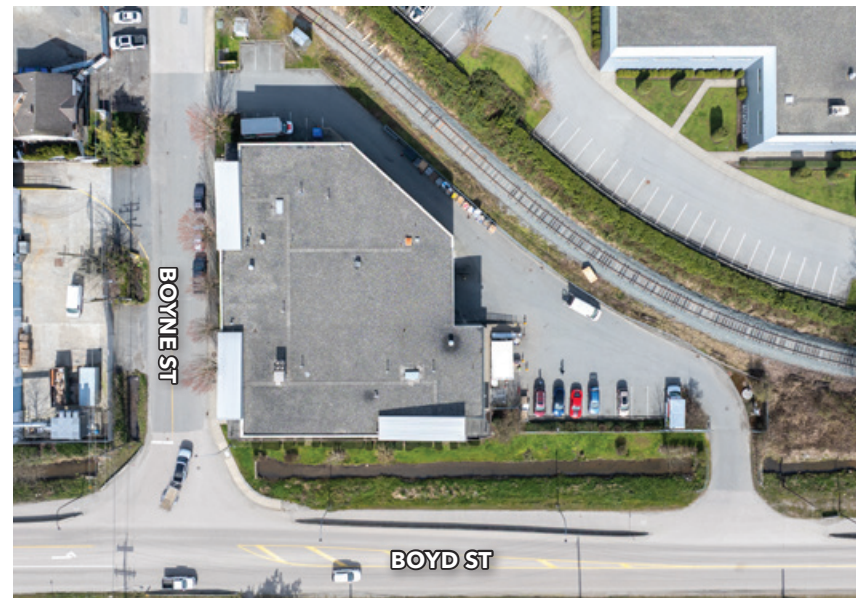
\$9,800,000

**Location**

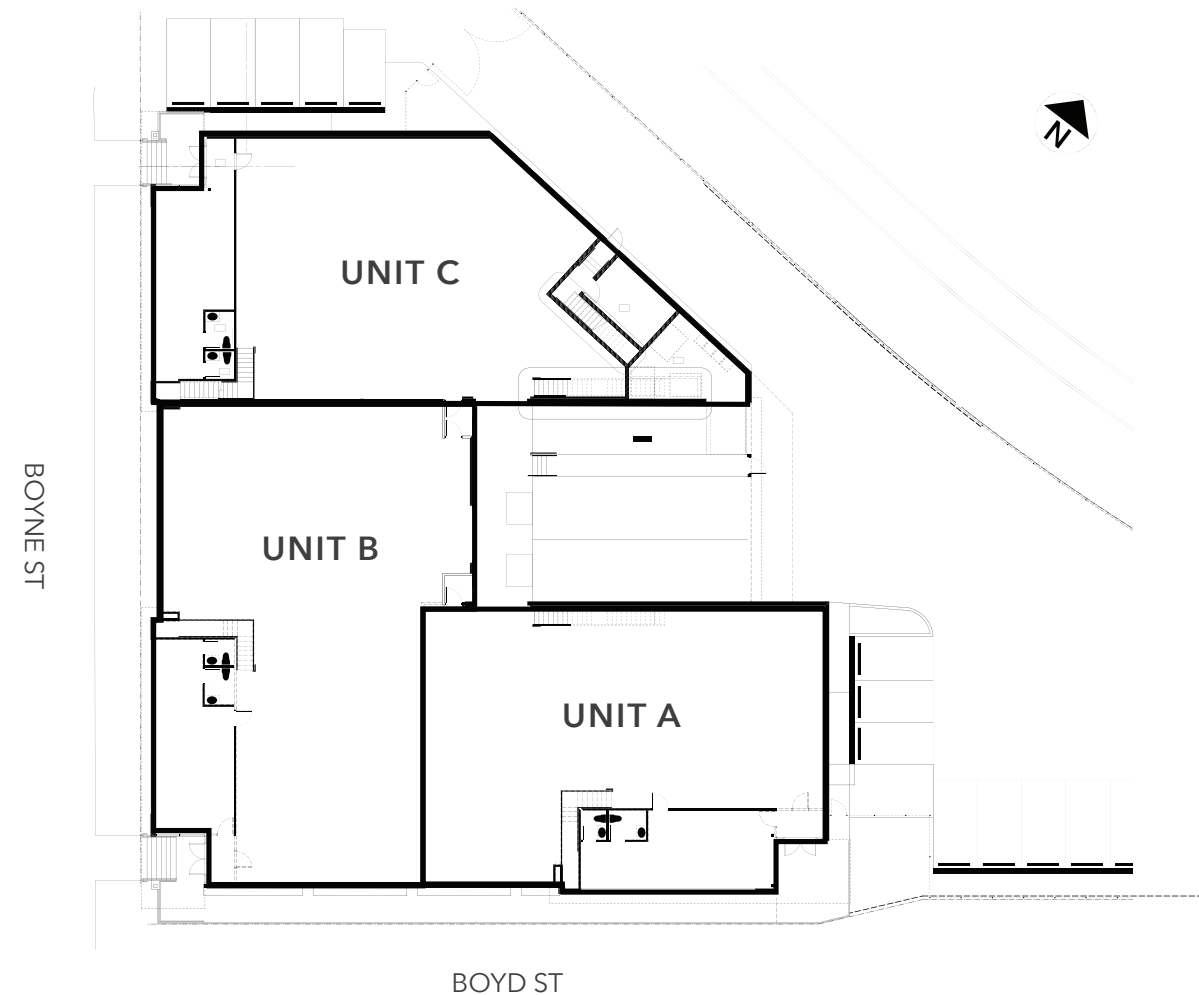
The Subject Property is prominently located at the corner of Boyne Street and Boyd Street in the Queensborough neighbourhood of New Westminster, directly adjacent to the Queensborough Logistics Park. Centrally located within the Lower Mainland, the property is just four minutes to Highway 91 via the 91A/Queensborough Connector and the Queensborough Bridge, providing efficient connectivity to Vancouver, Burnaby, Richmond, Delta, and New Westminster. The property is also in close proximity to ample shopping and area amenities at Queensborough Landing Shopping Centre.

**Features**

- ▶ High-exposure corner freestanding tilt-up concrete building
- ▶ Flexible multi-tenant layout (3 separately metered units)
- ▶ Sprinklered
- ▶ 24' warehouse ceiling
- ▶ T5 warehouse lights
- ▶ Gas-forced air heating
- ▶ High-profile, architecturally designed, quality facility built by Boffo
- ▶ 800-amp 3-phase main electrical service (to be verified)
- ▶ Presentable office, bathrooms, and shower facilities
- ▶ Covered dock loading positions, two with levellers
- ▶ Electric grade doors
- ▶ Fenced and gated lot with 20 on-site parking stalls
- ▶ Unit B warehouse & office area serviced by HVAC
- ▶ Primarily ground floor area; the only mezzanine area is Unit A (837 SF)



**Site Plan**





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