

**FOR LEASE | INDUSTRIAL
#157- 5489 BYRNE ROAD
BURNABY, BC**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- **1,507 SF Office/Warehouse Unit**
- **Riverway Business Park**
- **Across From Marine Way Market and Big Bend Shopping Centre**

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Location

This high-profile property is located in Riverway Business Park on the south side of Marine Way and Byrne Road. Marine Way is a major transportation corridor between South Vancouver, Burnaby, New Westminster, Annacis Island, Surrey, Delta and Richmond via Oak Street Bridge, Knight Street Bridge, and Alex Fraser Bridge. There are several other industrial parks in the area, including Marine Way Business Park, Glenlyon Business Park, Burnaby Business Park, Glenwood Industrial Estates, and Riverfront Business Park. This location also provides excellent access to transit. The complex is located directly across from Marine Way Market and Big Bend Crossing Shopping Centres and adjacent to the Riverway Golf Course, and Byrne Creek Urban Trail.

Available Area

| | |
|----------------------|-----------------|
| Office/showroom | 350 SF |
| Main floor warehouse | 1,157 SF |
| Total | 1,507 SF |

Zoning

M-5

Parking

Two (2) parking stalls

Basic Lease Rate

\$21.00 PSF

Taxes & Operating Costs

\$9.31 PSF (2025 estimate)

Total Monthly Rent

\$3,806.43 plus GST and utilities

Availability

May 1, 2026

Features

- ▶ Nicely finished main floor office/showroom
- ▶ 20' clear ceiling height in warehouse
- ▶ View of Riverway golf course
- ▶ One (1) handicap washroom
- ▶ Excellent glazing
- ▶ 3-phase 100 amp service
- ▶ Rear grade level loading (10' x 12')



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