

FOR SALE OR LEASE



HIGH EXPOSURE FREESTANDING PROPERTY
 904 Boundary Road, Burnaby

- ▶ 10,918 SF approximately in 2 buildings, excellent signage opportunity
- ▶ Expansive Boundary Road frontage (140 ft)
- ▶ Warehouse building can be renovated to suit
- ▶ Flexible opportunity for user or investor

FOR SALE OR LEASE



WELL-LOCATED FLEX OFFICE/INDUSTRIAL SPACE
 #110-112 - 8678 Greenall Avenue, Burnaby

- ▶ 10,608 SF flex office/industrial, multi-tenant layout
- ▶ Professional HVAC offices
- ▶ Units 110 and 112 are leased
- ▶ Unit 111 (3,618 SF) is available for lease immediately

FOR LEASE



DOCK LOADING UNIT IN THE 1ST AVENUE & BOUNDARY AREA
 #305 - 3815 1st Avenue, Burnaby

- ▶ 8,451 SF warehouse unit with minimal office area
- ▶ Close to Highway 1 and transit (Gilmore Station)
- ▶ Ample parking and loading areas
- ▶ 4 dock loading doors

FOR LEASE



FREESTANDING FLEX OFFICE/INDUSTRIAL FACILITY
 5542 Short Street, Burnaby

- ▶ 19,142 SF former post production/animation studio
- ▶ Near rapid transit (Royal Oak station)
- ▶ Secure parking/loading area, high-end security features
- ▶ 1200 amp 3-phase main plus 300 KVA transformer

FOR SALE OR LEASE



HIGH PROFILE FREESTANDING INDUSTRIAL BUILDING
 3830 1st Avenue, Burnaby, BC

- ▶ 8,000 SF building on 12,400 SF lot
- ▶ Located in the popular 1st Avenue & Boundary Road area
- ▶ Secure parking, fenced yard area, 2 grade loading doors
- ▶ Extensive high-end office build out

FOR SALE



HARD TO FIND HEAVY INDUSTRIAL ZONED LAND
 1710 Coast Meridian Road, Port Coquitlam

- ▶ 1.75 acre site leased to Fortune 500 company
- ▶ New site drainage system in place
- ▶ Fully fenced and gated with yard lights
- ▶ Graded and leveled

FOR A FREE VALUATION OF YOUR PROPERTY, PLEASE CONTACT US.

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FOR LEASE



6850 Antrim Avenue & 5540 Mavis Street, Burnaby

- ▶ Two buildings totalling 13,464 SF
- ▶ Ample parking/yard area, grade loading
- ▶ Convenient corner location near rapid transit (Royal Oak station)
- ▶ HVAC offices (6850 Antrim)

FOR LEASE



5566 Mavis Street, Burnaby

- ▶ Affordable 3,430 SF freestanding shop/storage/warehouse
- ▶ 16' high building, 12' high roller gate
- ▶ 8,559 SF of fenced and paved yard area
- ▶ Automotive uses permitted
- ▶ \$6,750.00/month plus GST

FOR LEASE



7970 Winston Street, Burnaby

- ▶ 7,400 SF office/warehouse unit
- ▶ HVAC mezzanine office (1,200 SF)
- ▶ 19' warehouse ceiling
- ▶ 1 grade level loading door
- ▶ Asking \$18.00 PSF NNN

FOR LEASE



#1120 - 2237 Hawkins Street, Port Coquitlam

- ▶ 5,292 SF warehouse/office unit
- ▶ Storefront exposure on Nicola Avenue
- ▶ 3-phase electrical service
- ▶ Forced-air warehouse heating
- ▶ Floor drains
- ▶ 27' warehouse ceiling

FOR SALE



#212 - 1730 Coast Meridian Rd, Port Coquitlam

- ▶ 2,352 SF end-cap office/warehouse unit
- ▶ One (1) 12' x 14' front grade loading door
- ▶ 23' clear ceilings
- ▶ 3-phase electrical service (100 amps, 347/600 volts and 100 amps, 120/208 volts)
- ▶ Electronic roll down window security shutters

FOR SALE



#62 - 1833 Coast Meridian Rd, Port Coquitlam

- ▶ 2,061 SF including 1,023 SF of warehouse
- ▶ Owner-user or investor opportunity
- ▶ 10' x 12' loading door
- ▶ Full office HVAC second floor (5 tonne unit)
- ▶ Recess ceiling tiles with acoustic lighting
- ▶ 9' 7" ceiling ground floor

FOR LEASE



H - 2830 Douglas Road, Burnaby

- ▶ 1,650 to 2,250 SF second floor office unit
- ▶ Easy highway access
- ▶ Newly renovated (floors, paint, and lighting)
- ▶ Reception/waiting area; open plan office area
- ▶ Large private office/boardroom
- ▶ Private exterior balcony

FOR LEASE



3945 Myrtle Street, Burnaby

- ▶ 6,220 SF warehouse/office
- ▶ 3,500 SF yard area
- ▶ 12' clear ceiling height
- ▶ Dock & grade loading
- ▶ Finished second floor office
- ▶ Exposure to Still Creek Avenue

FOR SALE



#156 - 5489 Byrne Road, Burnaby

- ▶ 2,315 SF nicely finished main floor showroom & second floor offices with HVAC
- ▶ 20' clear ceiling height in warehouse
- ▶ 3-phase 100 amp service
- ▶ Rear grade level loading (10' x 12')
- ▶ 3 parking spaces

FOR LEASE



720 Kingsway Avenue & 1720 Fremont Drive, Port Coquitlam

- ▶ 10,000 SF to 1.45 acres
- ▶ Potential for water lot lease
- ▶ Adjacent to Pitt River Bridge
- ▶ Hard to find lands zoned for outside storage

FOR LEASE



#308 & 309 - 17280 Heather Drive, Surrey

- ▶ 7,515 SF brand new unit
- ▶ 8 parking stalls plus loading area
- ▶ 26' clear warehouse
- ▶ Steel and concrete mezzanine
- ▶ 3-phase power
- ▶ (2) 10' x 12' grade loading doors

FOR LEASE



1560 Richmond Street, North Vancouver

- ▶ 2,935 SF freestanding industrial/office building with secure outside area
- ▶ Grade level loading door
- ▶ 20' clear ceiling height
- ▶ New carpet and interior paint
- ▶ Year 1 introductory rate \$15.00 PSF

FOR LEASE



#102 - 4238 Lozells Avenue, Burnaby

- ▶ 2,232 SF high-end main floor office space
- ▶ Fully furnished, move-in ready
- ▶ Up to 5 parking stalls
- ▶ HVAC
- ▶ Ample glazing
- ▶ Walking distance to rapid transit

FOR SALE



#13 & 28 - 145 Schoolhouse St, Coquitlam

- ▶ Affordable units from 2,300 to 4,600 SF
- ▶ High-end office build-out, HVAC
- ▶ 3-phase 200 amp/240 volt electrical service per bay
- ▶ \$1,449,000/unit or **\$2,690,000 total if both units are purchased together**

FOR LEASE



#3156 - 585 Seaborne Ave, Port Coquitlam

- ▶ 3,583 SF unit with high end finishes
- ▶ Riverwood Business Park
- ▶ 26' clear warehouse ceiling
- ▶ 10' x 14' grade level loading
- ▶ Main floor office/showroom/reception area
- ▶ Second floor office with separate entrance

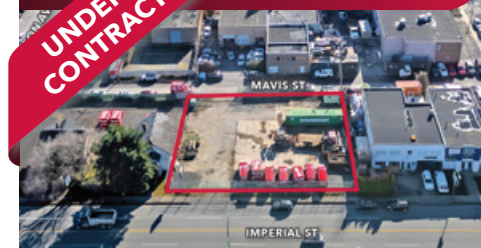
FOR LEASE



#204 - 23251 Fraserwood Way, Richmond

- ▶ 3,134 SF brand new industrial strata unit
- ▶ 26' clear ceiling
- ▶ 12' x 14' automatic grade loading door
- ▶ 200 amp 120 volt 3-phase electrical service
- ▶ Built-in concrete mezzanine
- ▶ 3 parking stalls (including loading area)

FOR LEASE



5558 Imperial Street, Burnaby

- ▶ 13,224 SF fenced yard
- ▶ 128' x 103'
- ▶ Vacant lot
- ▶ Exposure to Imperial Street
- ▶ Near rapid transit (Royal Oak station)
- ▶ \$4.00 PSF NNN

FOR LEASE



5544 Lane Street, Burnaby

- ▶ 3,692 SF freestanding industrial/office/shop facility
- ▶ Automotive uses permitted
- ▶ Four (4) 10' x 10' grade loading doors
- ▶ 3-phase 400 amp electrical service



FOR
UNDER CONTRACT

1620 Kingsway Avenue, Port Coquitlam

- ▶ 23,681 SF freestanding building with approx. 8,000 SF side yard area
- ▶ Exposure location
- ▶ Heavy 3-phase power, 5 grade loading doors, 41' x 33' column spacing
- ▶ \$16.95 PSF NNN



FOR
SOLD

B115 - 19748 86 Avenue, Langley

- ▶ Brand new 3,542 SF unit
- ▶ 10' x 12' electric grade loading door
- ▶ 26' clear ceiling height
- ▶ Bathroom permit in process
- ▶ Asking \$1,950,000 (\$550 PSF)
- ▶ Available immediately



FOR
SOLD

6011 Hastings Street, Burnaby

- ▶ 2-storey retail/office building
- ▶ 12,018 SF corner lot
- ▶ Prime for redevelopment
- ▶ Lee & Associates represented the Buyer



FOR
SOLD

3736-3738 Parker Street, Burnaby

- ▶ 7,474 SF high profile freestanding concrete block building
- ▶ 10,980 SF corner lot in the 1st Avenue & Boundary area
- ▶ Two grade loading doors



FOR
SUBLEASE

5040 Still Creek Avenue, Burnaby

- ▶ 35,680 SF of fenced yard space
- ▶ M-2 heavy industrial zoning



FOR
SOLD

3993 Graveley Street, Burnaby

- ▶ 6,600 SF "shovel ready" lot
- ▶ House with rental income
- ▶ Sale include plans and permits to build industrial/office building
- ▶ M-3 zoning



FOR
SOLD

1720 Fremont Street, Port Coquitlam

- ▶ 1.45 acres
- ▶ Heavy industrial zoned site
- ▶ Nest to Pitt River Bridge



FOR
SOLD

1216 Fourth Avenue, New Westminster

- ▶ 6,534 SF lot (50' x 131') approx.
- ▶ M-1 Light Industrial zoned
- ▶ Future redevelopment potential
- ▶ Existing residential rental property (3 units) with revenue in place



FOR
SOLD

6389 Arbroath Street, Burnaby

- ▶ 8,783 SF freestanding industrial building
- ▶ 16,600 SF lot
- ▶ Dock & grade loading
- ▶ Fenced yard space for storage or parking
- ▶ Up to 19' clear warehouse ceilings
- ▶ Lee & Associates represented Buyer

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