

FEATURED PROPERTIES

METRO VANCOUVER | Q4 2024

FOR LEASE



ANNACIS ISLAND DISTRIBUTION FACILITY WITH RAIL ACCESS 780 Derwent Way, Delta

- ▶ 60,501 SF freestanding concrete tilt-up building
- ▶ 16 dock doors & 6 rail doors
- ▶ 24' clear warehouse ceiling height; ESFR sprinklers
- ▶ Asking \$14.95 PSF NNN

FOR LEASE



FREESTANDING FLEX OFFICE/INDUSTRIAL FACILITY 5542 Short Street, Burnaby

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

FOR LEASE



FREESTANDING OFFICE/SHOWROOM/WAREHOUSE BUILDING 1615 Venables Street, Vancouver

- ▶ 8,692 SF freestanding building in a high exposure location
- ▶ Grade and dock loading
- ▶ 16' ceiling height in warehouse (approx)
- ▶ HVAC offices

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
- ▶ Asking \$12,750,000

FOR SALE



RICHMOND WAREHOUSE/SHOWROOM STRATA UNIT #140 & 150 - 2088 No. 5 Road, Richmond

- ▶ 8,467 SF fully-leased strata investment
- ▶ Excellent highway access
- ▶ 19 parking stalls, 10 x 10 grade loading door
- ▶ Strong long-term tenant in place

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 A FREE VALUATION OF YOUR PROPERTY, PLEASE CONTACT US.

Chris McIntyre Personal Real Estate Corporation
604.630.3392
chris.mcintyre@lee-associates.com

Ryan Barichello
604.630.3371
ryan.barichello@lee-associates.com



FOR LEASE

7962A Winston Street, Burnaby

- ▶ 1,200 SF renovated second floor office
- ▶ New floors, paint, kitchen sink, and bathroom
- ▶ 4 private offices & central open plan area
- ▶ Ample natural light
- ▶ Sprinklered
- ▶ Central location with access to transit



FOR LEASE

2150 Douglas Road, Burnaby

- ▶ 5,200 SF former residential presentation centre in the Brentwood area
- ▶ Grade loading
- ▶ Ample on-site parking
- ▶ HVAC
- ▶ Sign pole



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

4650 Dawson Street, Burnaby

- ▶ 15,982 SF ground floor space, includes 2,000 SF showroom
- ▶ Dock and grade loading
- ▶ Oversized dock door (20' x 21')
- ▶ 19' warehouse ceiling



FOR LEASE

3687 E 1st Avenue, Vancouver

- ▶ 2,761 SF office/showroom/storage unit
- ▶ Ground floor
- ▶ 3 private offices
- ▶ Grade loading
- ▶ 12' warehouse ceiling (approximate)
- ▶ 4 designated parking stalls included



FOR LEASE

#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

#201 - 4238 Lozells Avenue, Burnaby

- ▶ 1,960 SF second floor office
- ▶ Walking distance to transit
- ▶ Ample parking
- ▶ Fully furnished high-end office space
- ▶ 6 private offices, large lunchroom
- ▶ HVAC



FOR LEASE

5040 Still Creek Avenue, Burnaby

- ▶ Approximately 8,000 SF office/warehouse
- ▶ Fenced and paved parking/yard area
- ▶ Open warehouse/shop area
- ▶ Office storage over two floors
- ▶ 3 oversized grade loading doors



FOR LEASE

#1124 - 585 Seabome Avenue, Port Coquitlam

- ▶ Approximately 4,000 SF office/warehouse
- ▶ 26' clear warehouse ceiling
- ▶ 10' x 14' grade level loading
- ▶ 100A 3-phase power
- ▶ Second floor office with separate entrance
- ▶ High-end office finishes



FOR LEASE

E & F - 2830 Douglas Road, Burnaby

- ▶ 2,150 SF air-conditioned office space
- ▶ Ample window line
- ▶ Boardroom, kitchenette, reception area
- ▶ Private and open office areas
- ▶ Private entrance
- ▶ Easy highway access



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

7970 Winston Street, Burnaby

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



FOR LEASE

#180-190 - 11120 Bridgeport Road, Richmond

- ▶ 3,935 SF office/showroom/warehouse
- ▶ Two loading docks
- ▶ Excellent truck maneuvering for 53' trailers
- ▶ 20' clear warehouse ceiling height
- ▶ HVAC office/showroom area
- ▶ New office/showroom flooring and paint



FOR LEASE

#304 - 17280 Heather Drive, Surrey

- ▶ 3,750 SF new construction
- ▶ 4 parking stalls plus loading area
- ▶ 26' clear warehouse
- ▶ 10' x 12' grade loading door
- ▶ 3-phase power
- ▶ 500 lbs PSF floor load on main



FOR LEASE

#308 & 309 - 17280 Heather Drive, Surrey

- ▶ 7,515 SF new construction
- ▶ 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

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

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



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



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



#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



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



#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



914 Sherwood Avenue, Coquitlam

- ▶ 11,210 SF multi-unit warehouse/office building
- ▶ 12,078 SF lot
- ▶ Near Ikea
- ▶ Lee & Associates represented the buyer



6298 Palm Avenue, Burnaby

- ▶ 11,922 SF building on a 20,386 SF lot
- ▶ Owner/user or investor opportunity
- ▶ 5 grade loading doors
- ▶ Newly renovated, 18' warehouse ceiling
- ▶ Future redevelopment potential
- ▶ Contact agents for price



#9 - 2075 Brigantine Drive, Coquitlam

- ▶ Pacific Reach Business Park
- ▶ 2,844 SF ground floor warehouse
- ▶ End-cap unit with grade loading
- ▶ 600V, 3-phase power
- ▶ 24' clear ceilings
- ▶ Security system



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 A FREE VALUATION OF YOUR PROPERTY, PLEASE CONTACT US.

Chris McIntyre Personal Real Estate Corporation
604.630.3392
chris.mcintyre@lee-associates.com

Ryan Barichello
604.630.3371
ryan.barichello@lee-associates.com