

FOR LEASE | INDUSTRIAL
6991 CURRAGH AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **4,968 SF of Ground Floor Warehouse/Office**
- ▶ **Two Grade Level Loading Doors**
- ▶ **Side Yard and Ample Parking**

Steve Caldwell

Personal Real Estate Corporation
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

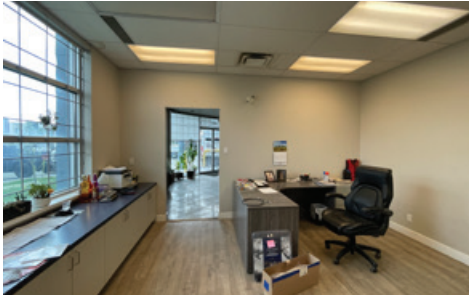
Mackenzie Fraser

D 604.630.3386 C 604.671.9441
mackenzie.fraser@lee-associates.com

FOR LEASE | INDUSTRIAL

6991 CURRAGH AVENUE

BURNABY, BC



Location

The subject property is located in the Kingsway/Beresford Industrial District, just east of Metrotown in South Burnaby. This location offers excellent access to Kingsway, Boundary Road, Metrotown and rapid transit.

Features

- ▶ 19' ceilings
- ▶ 2 grade level loading doors
- ▶ Radiant tube heating
- ▶ Locker room area
- ▶ HVAC offices
- ▶ Reception area
- ▶ Kitchenette/lunchroom
- ▶ Mens and ladies washrooms plus shower
- ▶ Side yard
- ▶ 12 parking stalls



Available Area

Warehouse	2,900 SF
Office	2,068 SF
Total	4,968 SF

**All areas are approximate and must be verified by the tenant.*

Zoning

M-4 (Industrial) permitting a wide range of wholesale, automotive, manufacturing, and service related uses.

Basic Lease Rate

\$23.00 PSF

Taxes & Operating Costs

TBD

Availability

Contact agents



Steve Caldwell

Personal Real Estate Corporation
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

Mackenzie Fraser

D 604.630.3386 C 604.671.9441
mackenzie.fraser@lee-associates.com