

FOR LEASE | INDUSTRIAL
6976 PALM AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- 4,339 SF Warehouse/Office Space
- Kingsway/Beresford Industrial Area

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Location

The subject property is located south east of Metrotown, in Burnaby's busy Kingsway/Beresford Industrial Area. This site is one block east of Royal Oak and south of Imperial Street.

Zoning

M-4 (Industrial) – contact agent for detailed zoning information.

Features

- ▶ Concrete block construction
- ▶ Two (2) grade loading doors
- ▶ Gas fired unit heater (warehouse)
- ▶ Washrooms up and down
- ▶ Mezzanine office
- ▶ 18' ceiling height (approximately)
- ▶ Ample on-site parking
- ▶ 3-phase power
- ▶ One block from rapid transit (Royal Oak Station)

Available Area

Warehouse	3,739 SF
Mezzanine office	600 SF
Total	4,339 SF

Lease Rate

\$18.00 PSF

Taxes & Operating Costs

\$9.50 PSF (2025 estimate)

Total Rent

\$9,943.54 per month plus GST and utilities

Availability

60 days notice



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