# FOR LEASE | INDUSTRIAL 6978 PALM AVENUE BURNABY, BC





- ▶ 3,965 SF Warehouse/Office Unit
- Kingsway/Beresford Industrial Area

#### 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.

## **Highlights**

- Concrete block construction
- ► Grade loading
- One block from Rapid Transit (Royal Oak Station)

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#### **Ryan Saunders**

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### Zoning

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

### **Features**

- Gas-fired unit heater (warehouse)
- Washrooms up and down
- Mezzanine office
- 18' ceiling height (approximate)
- Parking available
- 3 phase power (200 amps)

## **Available Areas**

Warehouse	3,365 SF
Mezzanine office	600 SF
Total	3,965 SF

\*All measurements are approximate and must be verified by the tenant

## Availability 30 days notice

Total Monthly Rent

\$9,003.85 per month + GST & utilities

Lease Rate \$17.75 PSF **Taxes & Operating Costs** \$9.50 PSF (2024 estimate)





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