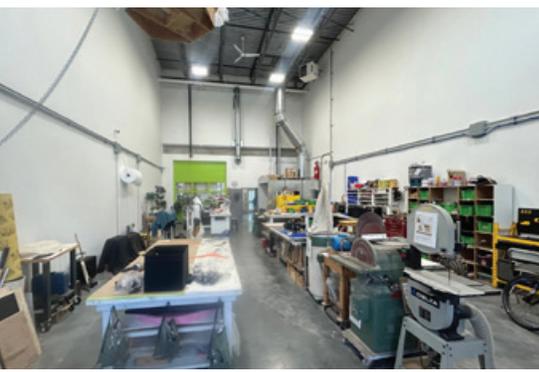


FOR SALE | INDUSTRIAL
#306 - 5491 REGENT STREET
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,095 SF Industrial Strata Unit with Two Grade Level Loading Doors**
- ▶ **IntraUrban Brentwood**

Location

Located in North Burnaby's highly sought-after industrial hub, IntraUrban Brentwood occupies a central position within Metro Vancouver, offering exceptional regional accessibility. The property benefits from immediate access to Lougheed Highway and Highway 1, and is within walking distance of Holdom SkyTrain Station. Proximity to The Amazing Brentwood further enhances the location, providing convenient access to a wide range of retail, banking and other service amenities. This premier industrial address delivers outstanding connectivity, accessibility, and long-term strategic value.

Mitch Ellis

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mitch.ellis@lee-associates.com



Available Area

Warehouse	2,243 SF
Office	852 SF
Total	3,095 SF

Legal Description

STRATA LOT 25, PLAN EPS7221,
DISTRICT LOT 74, GROUP 1, NEW
WESTMINSTER LAND DISTRICT

PID

031-231-373

Strata Fees

\$648.63 per month

Property Taxes

\$21,340.80 (2025)

Asking Price

\$2,188,000

Zoning

M-2 (General Industrial) permitting a wide variety of manufacturing, warehouse storage, wholesale and office uses. Also includes all uses in M-1 zoning.

Features

- ▶ Two (2) grade level loading doors (10' x 12')
- ▶ Ample on-site dedicated parking
- ▶ 24' clear ceiling heights in warehouse
- ▶ ESFR sprinklers
- ▶ 3-phase power (200 amp/208 volt)
- ▶ High efficiency lighting
- ▶ Built-in concrete mezzanines
- ▶ Two (2) second floor offices
- ▶ HVAC on the first and second floor offices
- ▶ One (1) two-piece washroom on the main floor
- ▶ One (1) three-piece washroom on the second floor
- ▶ Kitchenette
- ▶ Walking distance to SkyTrain and bus route
- ▶ Convenient highway access
- ▶ Downtown Vancouver is just 20 minutes away



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