

FOR LEASE | INDUSTRIAL
#309 - 5491 REGENT STREET
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



► 3,095 SF Office/Warehouse Unit

Location

IntraUrban Brentwood is located directly adjacent to Burnaby's Brentwood Town Centre, one of the largest master-planned urban destinations in Canada. The development offers quick access to Highway 1, is walking distance to the SkyTrain and bus route, and provides convenient access to Vancouver, North Shore and the Fraser Valley.

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Available Area

Ground floor	2,243 SF
Mezzanine	852 SF
Total	3,095 SF

Lease Rate
 \$24.00 PSF per annum

Taxes & Operating Costs
 \$9.47 PSF (2025 estimate)

Total Rent
 \$8,632.47 per month plus GST and utilities

Parking
 Four (4) stalls

Availability
 March 1, 2025



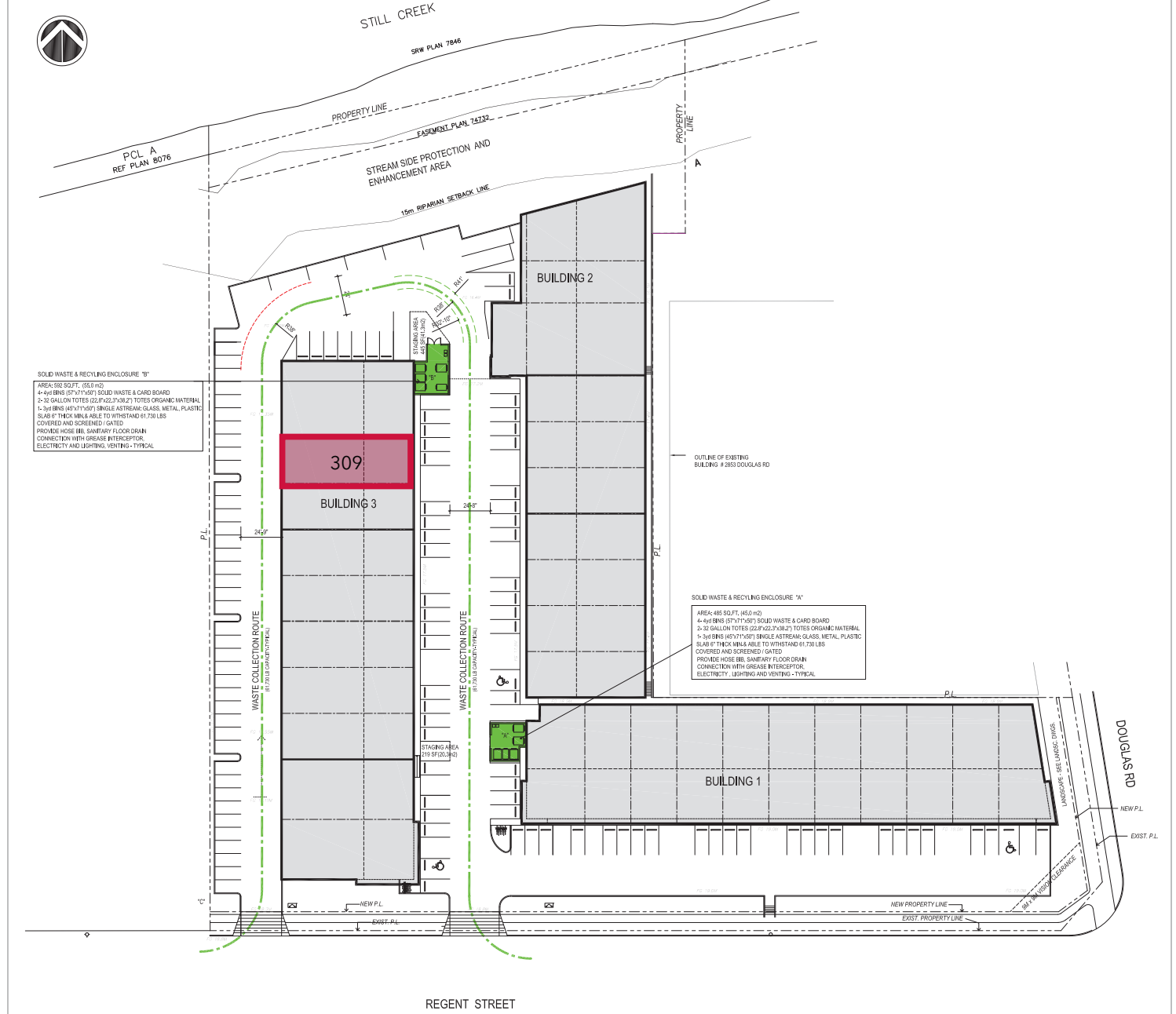
Zoning

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

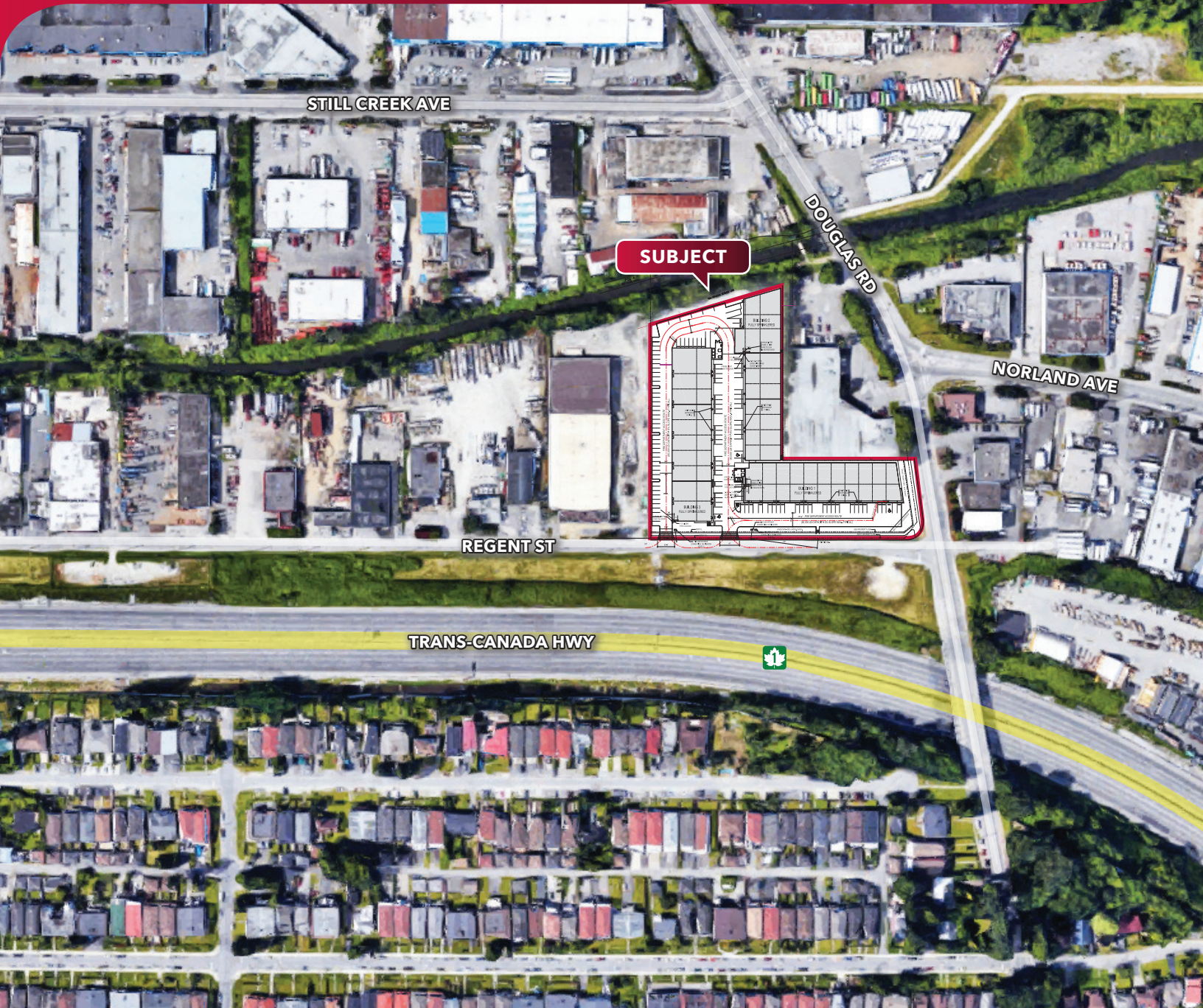
Features

- ▶ Two (2) grade level loading doors per unit (10' x 12')
- ▶ Automatic front grade loading door
- ▶ 24' clear ceiling heights in warehouse
- ▶ ESFR sprinklers
- ▶ 3-phase power (200 amp/208 volt)
- ▶ Built-in concrete mezzanines
- ▶ High efficiency lighting
- ▶ Separate metered utilities
- ▶ Highway access
- ▶ HVAC controlled mezzanine offices

Site Plan



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