

FOR LEASE | INDUSTRIAL
5040 STILL CREEK AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Approximately 8,000 SF Office/Warehouse**
- ▶ **Service Shop with Multiple Grade Doors**
- ▶ **Prime Location with Exposure**

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Location

The property is primely situated in the Still Creek Avenue and Trans-Canada Highway area of Burnaby. This location is considered to be the geographical centre of Greater Vancouver and offers easy access to all key business markets via the Lougheed and Trans-Canada Highways.

Features

- ▶ Exposure to Still Creek Avenue
- ▶ Gated and secure
- ▶ Fenced and paved parking/yard area
- ▶ Recent pavement in yard and parking area
- ▶ Open warehouse/shop area
- ▶ Office storage over two floors
- ▶ Three oversize grade loading doors 12' x 14'
- ▶ Ample parking at front and side of building
- ▶ Approximately 16' to 18' clear warehouse ceiling

Available Area

Warehouse	6,000 SF
Second floor office	1,200 SF
Main floor office/storage	800 SF
Total	8,000 SF

*Approximate

Zoning

M-2

Lease Rate

\$15.95 PSF net

Taxes & Operating Costs

\$7.25 PSF (2024)

Availability

November 1, 2024



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