

FOR LEASE | INDUSTRIAL
5130-5140 STILL CREEK AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Six (6) Warehouse Units Ranging from 3,200 to 19,200 SF**
- ▶ **Centrally Located Near Highway 1 and Transit**
- ▶ **High Exposure Location**

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CELEBRATING OVER
50
YEARS IN VANCOUVER



Location

The property is conveniently located just west of Douglas Road in the heart of North Burnaby. Still Creek Avenue connects to Willingdon Avenue, which provides easy access to the Trans-Canada and Lougheed Highways. The property is less than 20 minutes from Downtown, the North Shore, and the Port Mann Bridge.

Available Areas

Address	Office	Warehouse	Total	Loading
5130	200 SF	3,000 SF	3,200 SF	–
5132	–	3,200 SF	3,200 SF	1 grade
5134	–	3,200 SF	3,200 SF	1 grade
5136	1,250 SF	1,950 SF	3,200 SF	–
5138	1,250 SF	1,950 SF	3,200 SF	–
5140	–	3,200 SF	3,200 SF	1 grade
Total	2,700 SF	16,500 SF	19,200 SF	3 grade



Features

- ▶ Immediate access to Willingdon Avenue/ Highway 1
- ▶ Each unit is approximately 40' x 80'
- ▶ 12' x 14' grade loading doors
- ▶ 18' clear warehouse ceiling
- ▶ New unit heaters and exterior paint
- ▶ HVAC office/showroom/reception area
- ▶ Lunchroom and boardroom
- ▶ Ample glazing
- ▶ Fully sprinklered
- ▶ Heavy 3-phase power
- ▶ Ample on-site parking
- ▶ Excellent identification

Zoning

M2 (General Industrial)

Basic Lease Rate*

\$22.00 PSF net

Taxes & Operating Costs

\$7.35 PSF (2025)

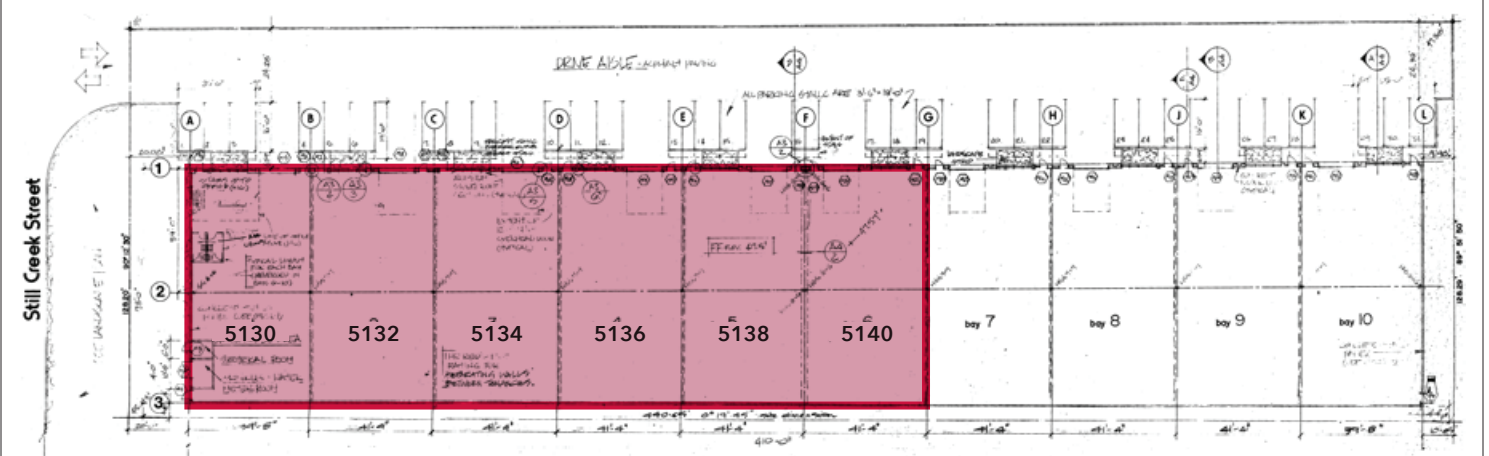
Availability

May 1, 2025

*Lease rate based on entire premises. Rental rates for demised units will be determined by way of proposal.



Site Plan



*Landlord in process of obtaining BOMA drawings for the Premises



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