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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present this rare opportunity to purchase a standalone building in Burnaby offering over 33,000 square feet situated on 1.54 acres of land. This property offers any business a significant professional presence in the heart of Burnaby's industrial market in an easily accessible location within Metro Vancouver.

LOCATION

The building is located in the Winston industrial corridor of North Burnaby. The location offers easy access to all areas of the Lower Mainland including downtown Vancouver via the Trans Canada (Hwy 1) and Lougheed (Hwy 7) Highways. Other notable amenities include Brentwood and Lougheed shopping centers, Production Way and Lake City SkyTrain stations, Burnaby Lake Park and Simon Fraser University.

BUILDING AREA

Ground floor office	4,500 sf
2nd floor office	1,647 sf
Warehouse	26,993 sf
Total building	33,140 sf

SITE SIZE

1.54 acres (67,082 square feet)

SITE COVERAGE

47%



BUILDING FEATURES

- Five (5) dock level loading doors
- One (1) ramped grade level loading door
- Good truck marshaling area
- Ample on-site parking
- 26' ceiling in the warehouse
- Sprinklered with five (5) fire alarms
- 400A 600V, 3 phase power

ZONING

M5 (Light Industrial District) This District provides for the accommodation of light industrial uses such as manufacturing, wholesaling, storage, and warehousing. Other allowable uses include laboratories, productions studios, trade schools, business and professional offices and many more.

A full copy of the zoning can be provided upon request

PROPERTY TAXES (2016)

\$77,955.24

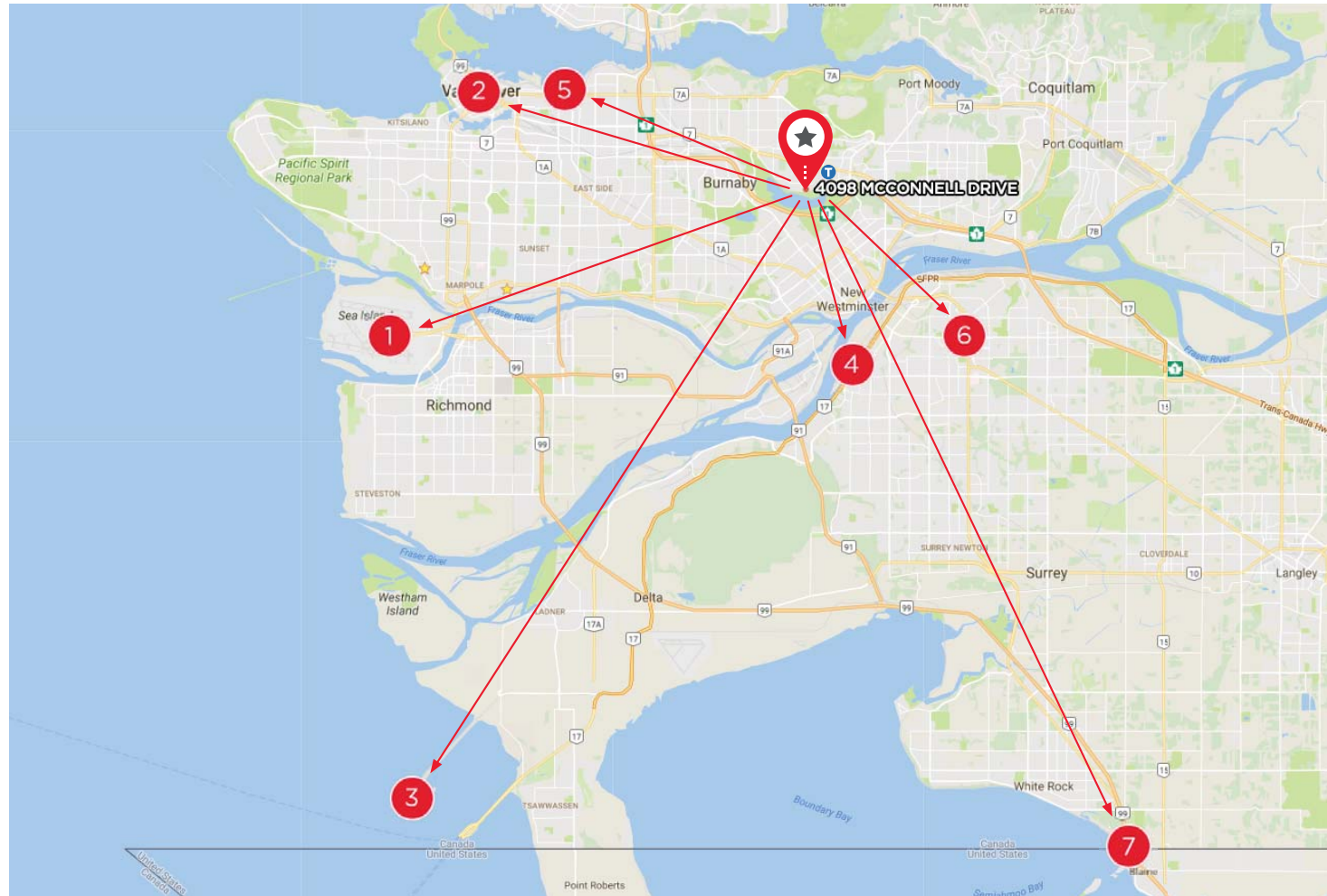
PRICE

\$11,000,000



TRAVEL TIMES

1. YVR	43 min
2. Downtown Vancouver	27 min
3. Deltaport	47 min
4. Fraser Surrey Docks	27 min
5. Vanterm	21 min
6. Surrey City Centre	19 min
7. USA Border	47 min
Nearby Skytrain station	20 min walk



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