

3-8555 GREENALL AVENUE, BURNABY
WAREHOUSE WITH 24' CEILINGS AND 2 GRADE LEVEL DOORS

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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3-8555 GREENALL AVENUE BURNABY

PROPERTY HIGHLIGHTS

- Highly desirable and central location
- Easy access to many parts of greater Vancouver



SIZE

+/- 8,913 SQFT



CEILING HEIGHT

23'



ZONING

M5 - Light Industrial



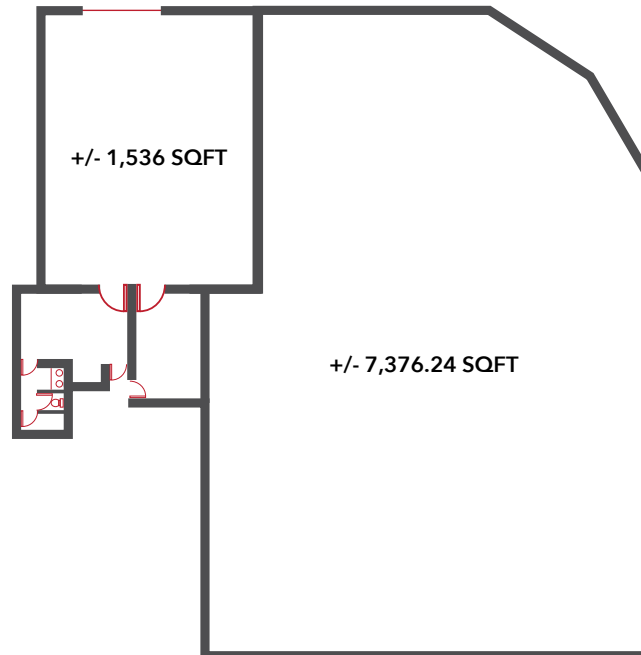
BASIC RENT

\$21.00/SF



ADDITIONAL RENT

\$6.25/SF



OVERVIEW

A +/- 8,913 SQFT warehouse with 24 foot ceilings, 2 grade level doors, one of which is a horizontally sliding, 38 ft. wide x 24 ft. high metal door, allowing for 2 different entry points, West and North side. As well, a small mezzanine area, an office/storage area, a lunch room and washroom. Available immediately.



SUBJECT PROPERTY DISTANCES

BOUNDARY ROAD 1 MIN DRIVE

PATTERSON STATION 6 MIN DRIVE

RICHMOND 25 MIN DRIVE

DOWNTOWN VANCOUVER 29 MIN DRIVE

SUBJECT PROPERTY



LOCATION

Conveniently located just off Marine Way, 2 blocks east from Boundary Road, in the Big Bend Area of South Burnaby. This area allows for easy access to Vancouver, Richmond, Delta, and Surrey as well as local retail amenities like the River District (Starbucks and Save-On-Foods) and Market Crossing (Cactus Club Cafe, Canadian Tire and London Drugs).

FOR MORE INFORMATION CONTACT

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