

#102 4713 Byrne Road

Burnaby B.C



FOR LEASE

INDUSTRIAL

Khash Raeisi*

Founder

Phone: 778-987-7029

Office: 778-819-2776 ext.1

Email: Khash@iconic.com

*Personal Real Estate Corporation

Randy Zhao*

Co-Founder

Phone: 778-251-1001

Office: 778-819-2776 ext.2

Email: Randy@iconic.com

*Personal Real Estate Corporation

Sunny Bansal*

Partner

Phone: 778-840-2661

Office: 778-819-2776 ext.3

Email: Sunny@iconic.com

*Personal Real Estate Corporation



ICONIC PROPERTIES
— GROUP —

RE/MAX COMMERCIAL ADVANTAGE

www.iconic.com



Building

OPPORTUNITY

Pleased to present an opportunity to lease this rarely available industrial unit in the Big Bend neighborhood of Burnaby. Total Unit Size is approx. 1,759 sqft.

Features include:

- Grade level loading
- 20 ft ceiling height
- 100 amp 3 phase power

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

PROPERTY DETAILS

CIVIC ADDRESS	#102 4713 Byrne Road, Burnaby, B.C
NEIGHBOURHOOD	Big Bend
P.I.D:	016-075-668
BUILDING SIZE	1,759 sqft
ZONING	M2 General Industrial

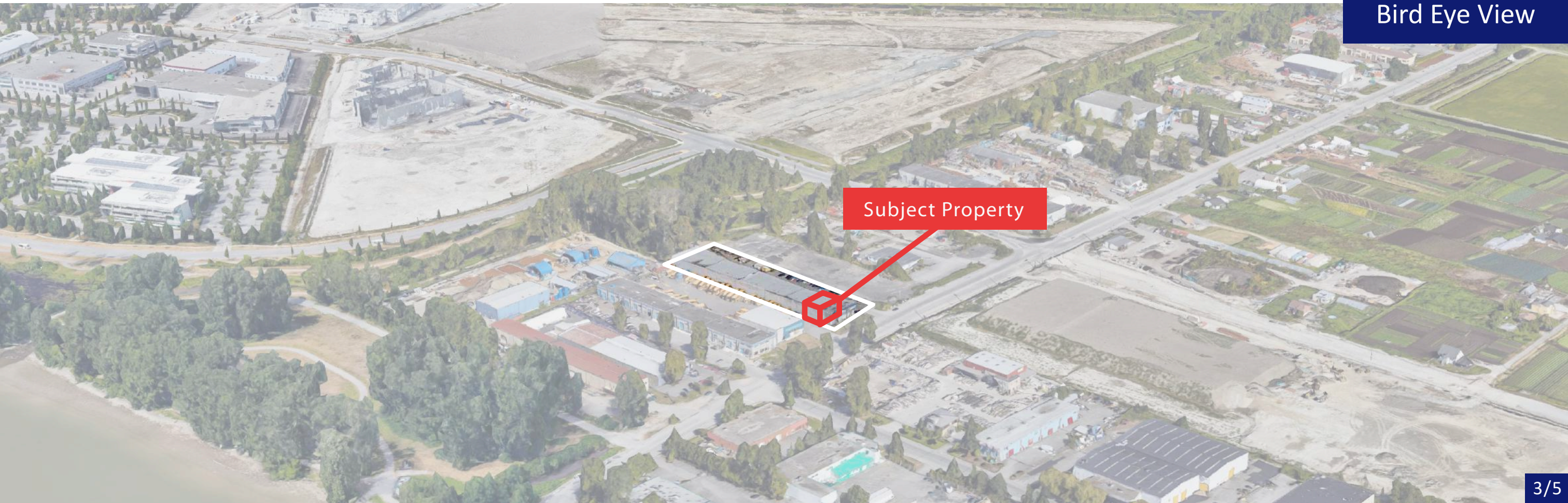
PROPERTY TAX (2021)	\$5349.25
CEILING HEIGHT	20 ft
LOADING DOORS	Grade: one
STRATA FEE	\$250
GROSS RENT	\$4,500 per month

LOCATION

The Property is located on west on Byrne Rd close to the intersection with North Fraser Way. It is strategically located in a convenient and bustling area just minutes away from access to Marine Way.

Location Feature:

- Quick access to Knight Bridge and Queensborough Bridge
- Close distance to Market Crossing on Marine Way
- Convenient access to Vancouver, and Fraser Valley





Office Space



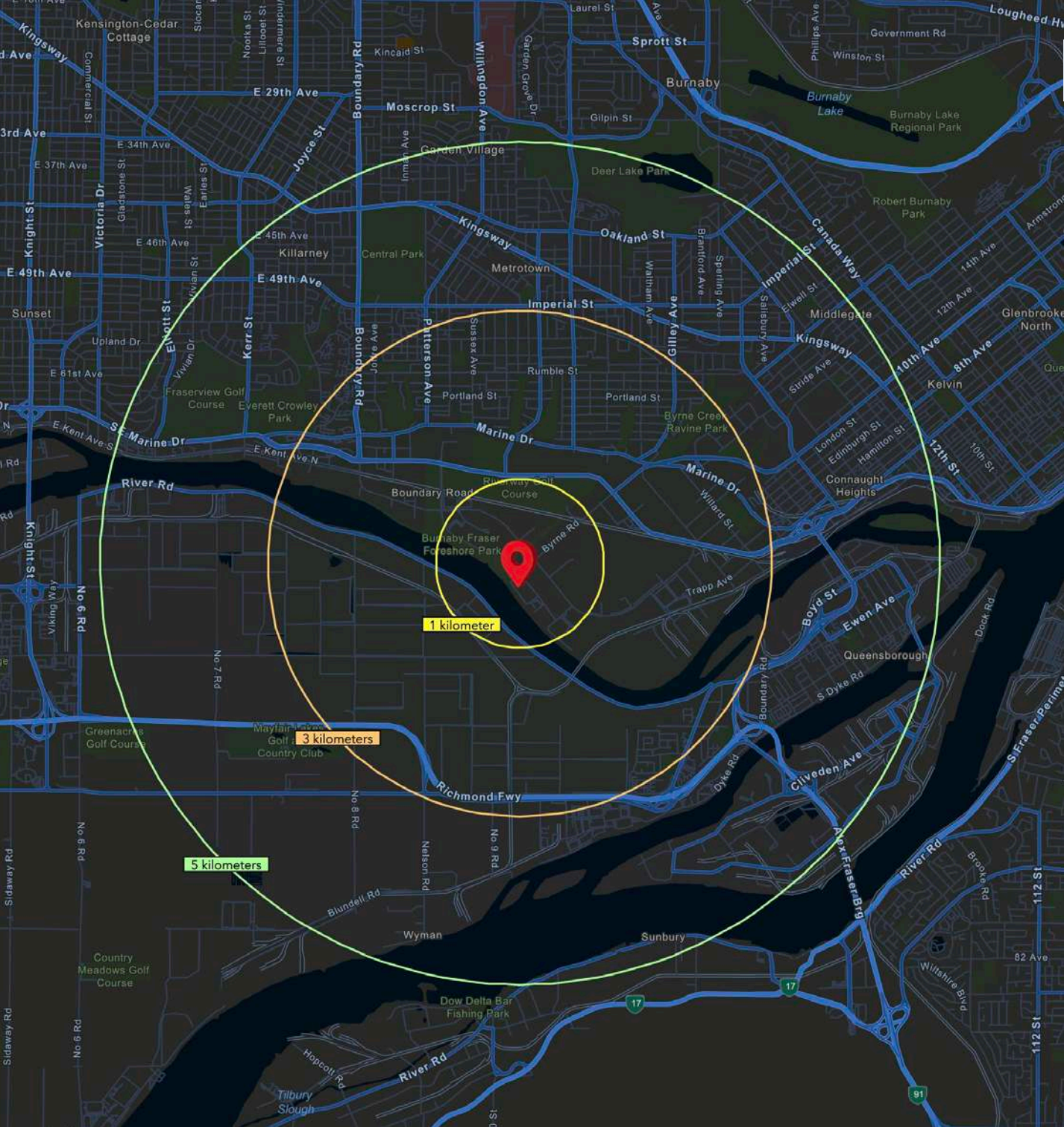
Warehouse



Washroom



Loading Zone



DEMOGRAPHICS

	1 km	3 km	5 km
Population (2020)	63	29,958	167,007
Population (2025)	64	31,662	177,549
Projected Annual Growth (2020 - 2025)	0.32%	1.11%	1.23%
Median Age	40.6	40.0	39.7
Average Household Income (2020)	\$125,000	\$94,592	\$74,338
Average Persons Per Household	3.8	3.0	2.6



68,371
VEHICLES PER DAY
Along Richmond Fwy



5+
Restaurants



2+
Grocery/
Supermarkets



5+
Cafés/
Bakeries



3+
Schools/
Learning Centres



1+
Personal
Services



1+
Childcare
Providers

FOR LEASE

#102 4713 Byrne Road, Burnaby, B.C

INDUSTRIAL

Khash Raeisi*
Founder
Phone: 778-987-7029
Office: 778-819-2776 ext.1
Email: Khash@iconic.com
*Personal Real Estate Corporation

Randy Zhao*
Co-Founder
Phone: 778-251-1001
Office: 778-819-2776 ext.2
Email: Randy@iconic.com
*Personal Real Estate Corporation

Sunny Bansal*
Partner
Phone: 778-840-2661
Office: 778-819-2776 ext.3
Email: Sunny@iconic.com
*Personal Real Estate Corporation



RE/MAXCOMMERCIAL ADVANTAGE

www.iconic.com

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully varied. All measurements quoted herein are approximate.