

**FOR LEASE**

# 6917 & 6919 Russel Avenue

**Burnaby, BC**

Up to 4,854 sf of quality warehouse and office space in Burnaby's Beresford area



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## Property details

UNIT SIZE(S)	6917	6919	Total
Ground Floor Showroom	715 sf	721 sf	1,436 sf
Second Floor office	715 sf	721 sf	1,436 sf
Warehouse	986 sf	996 sf	1,982 sf
<b>Total</b>	<b>2,416 sf</b>	<b>2,438 sf</b>	<b>4,854 sf</b>

### ZONING

M4 (Special Industrial District) allowing for a wide variety of industrial uses  
[Click to view zoning bylaw](#)

### LEASE RATE

\$17.95 psf, per annum (net)

### ADDITIONAL RENT

\$9.03 psf, per annum (2026 estimate)\*  
\*excluding 5% management fee on Basic Rent

### AVAILABILITY

60 days' notice








## Opportunity

Avison Young is pleased to present the opportunity to lease up to 4,854 sf of quality industrial space. The units offer a flexible blend of warehouse, office and showroom across two-levels. The units are currently leased to a single tenant, however the landlord will consider demising and leasing separately.

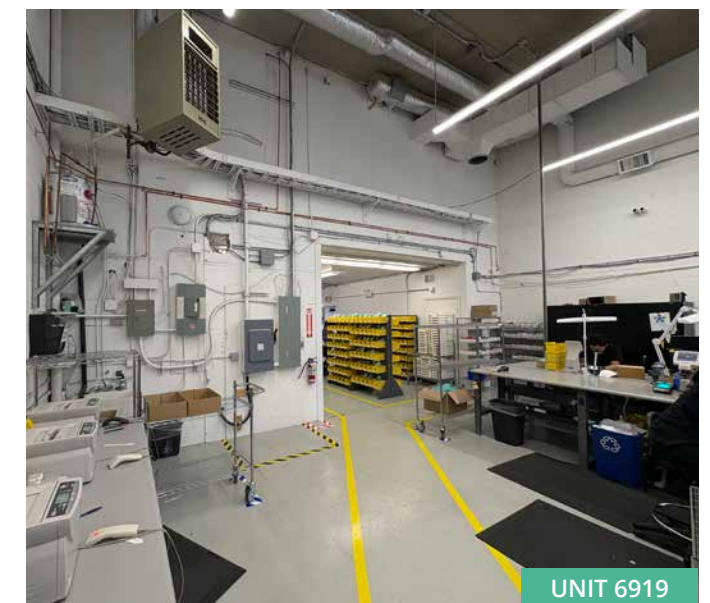
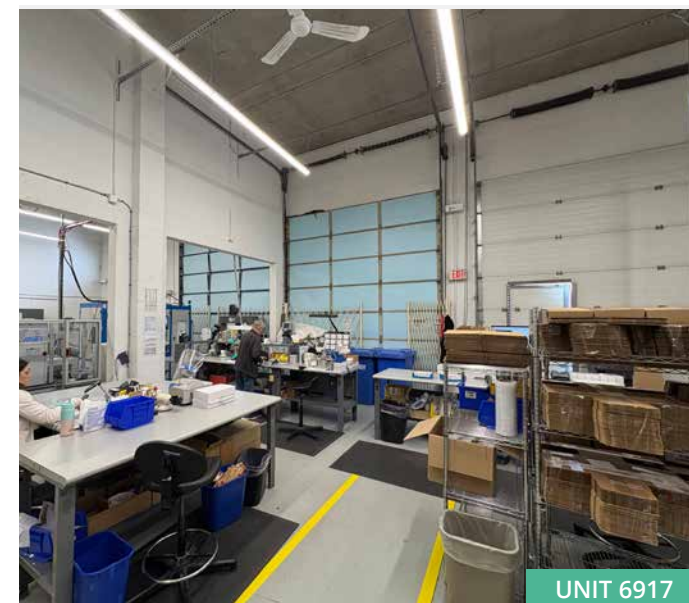
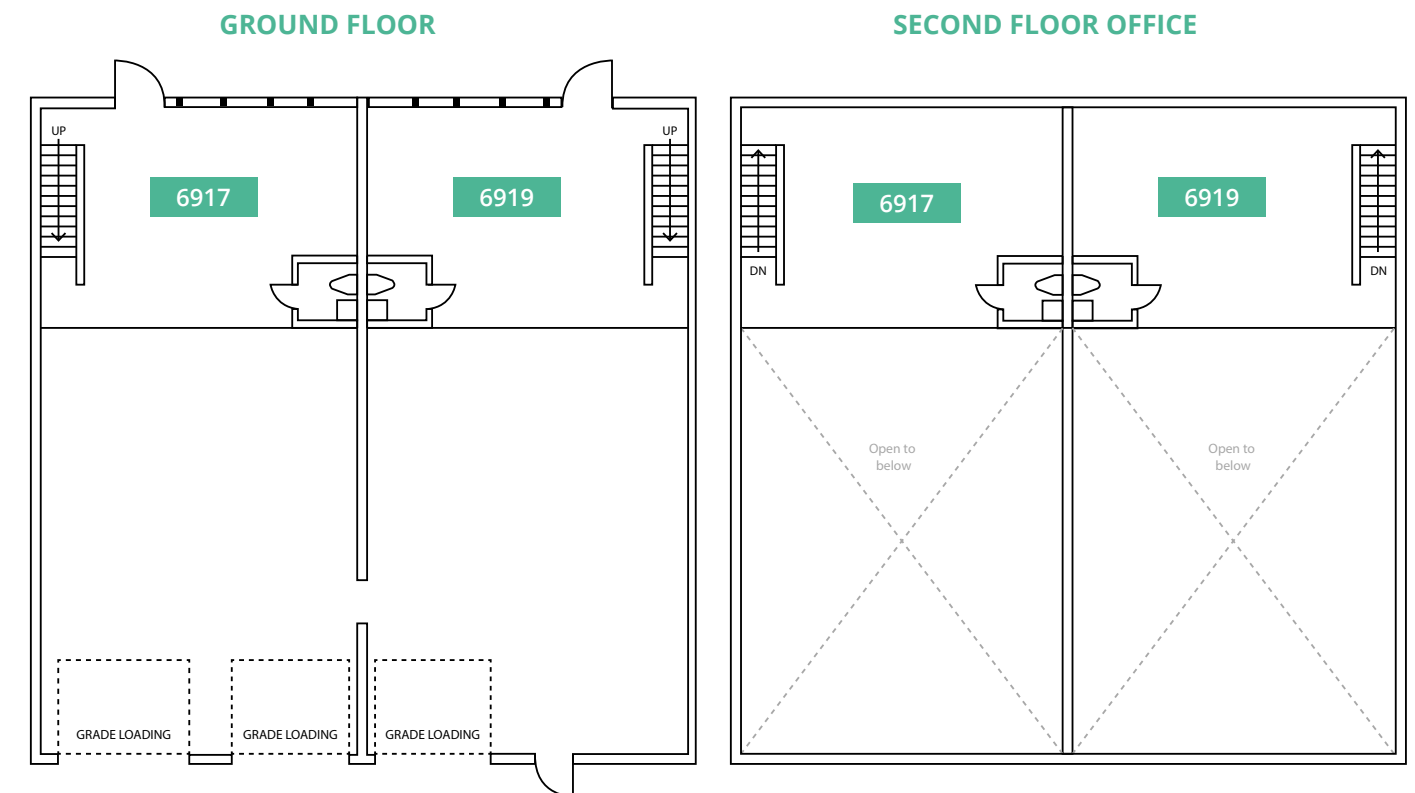
## Location

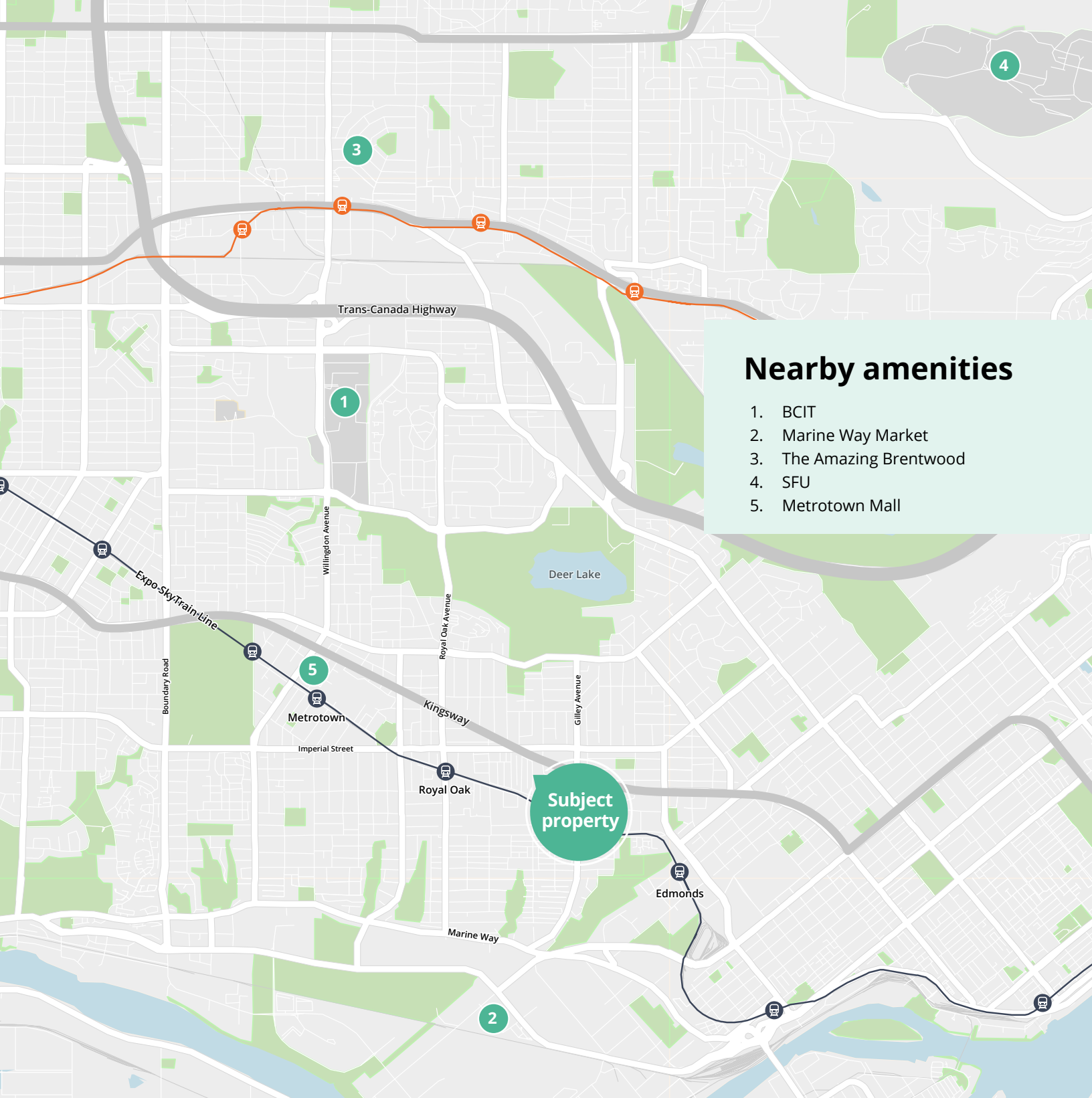
The Property is located in Burnaby's Beresford industrial area along the west side of Russell Avenue, south of Kingsway. Easily accessible by regular bus service along Kingsway and a short 12-minute walk to Royal Oak Station. The neighborhood is serviced by an abundance of amenities along Kingsway.

## Property highlights

-  Mix of ground floor showroom/warehouse and second floor office
-  Unit 6917: two (2) grade loading doors  
Unit 6919: one (1) grade loading door
-  Four (4) washrooms (2 per unit)
-  19' clear warehouse ceiling heights
-  3-phase power (200 amp, 120/208 volt)
-  HVAC throughout
-  Onsite parking at rear

## Floor plan





## Nearby amenities

1. BCIT
2. Marine Way Market
3. The Amazing Brentwood
4. SFU
5. Metrotown Mall

For more information or to book a tour, please contact:

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