

FOR LEASE

6917 & 6919 Russell 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
Total	2,416 sf	2,438 sf	4,854 sf

ZONING
E1 (Employment District) allowing light industrial, commercial and private recreational 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.

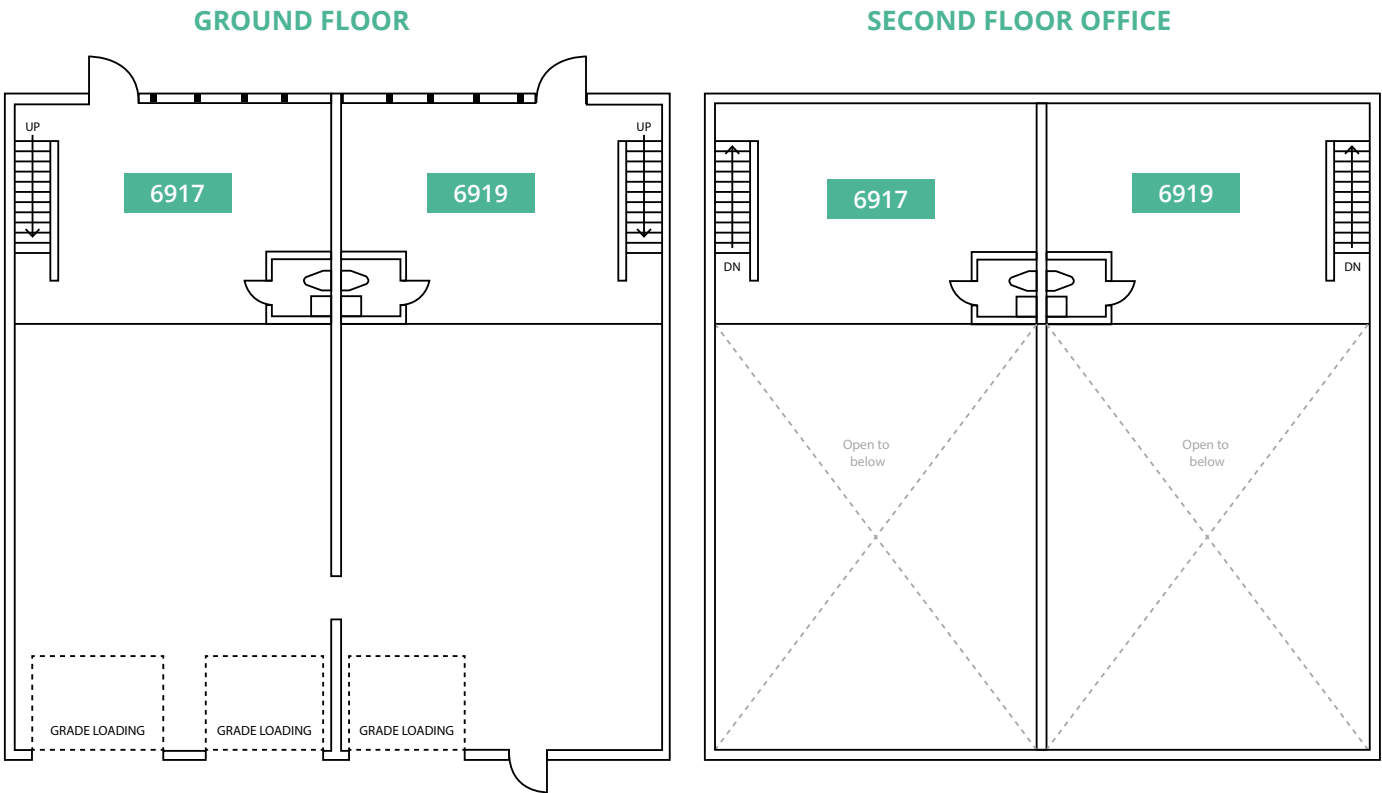
Location

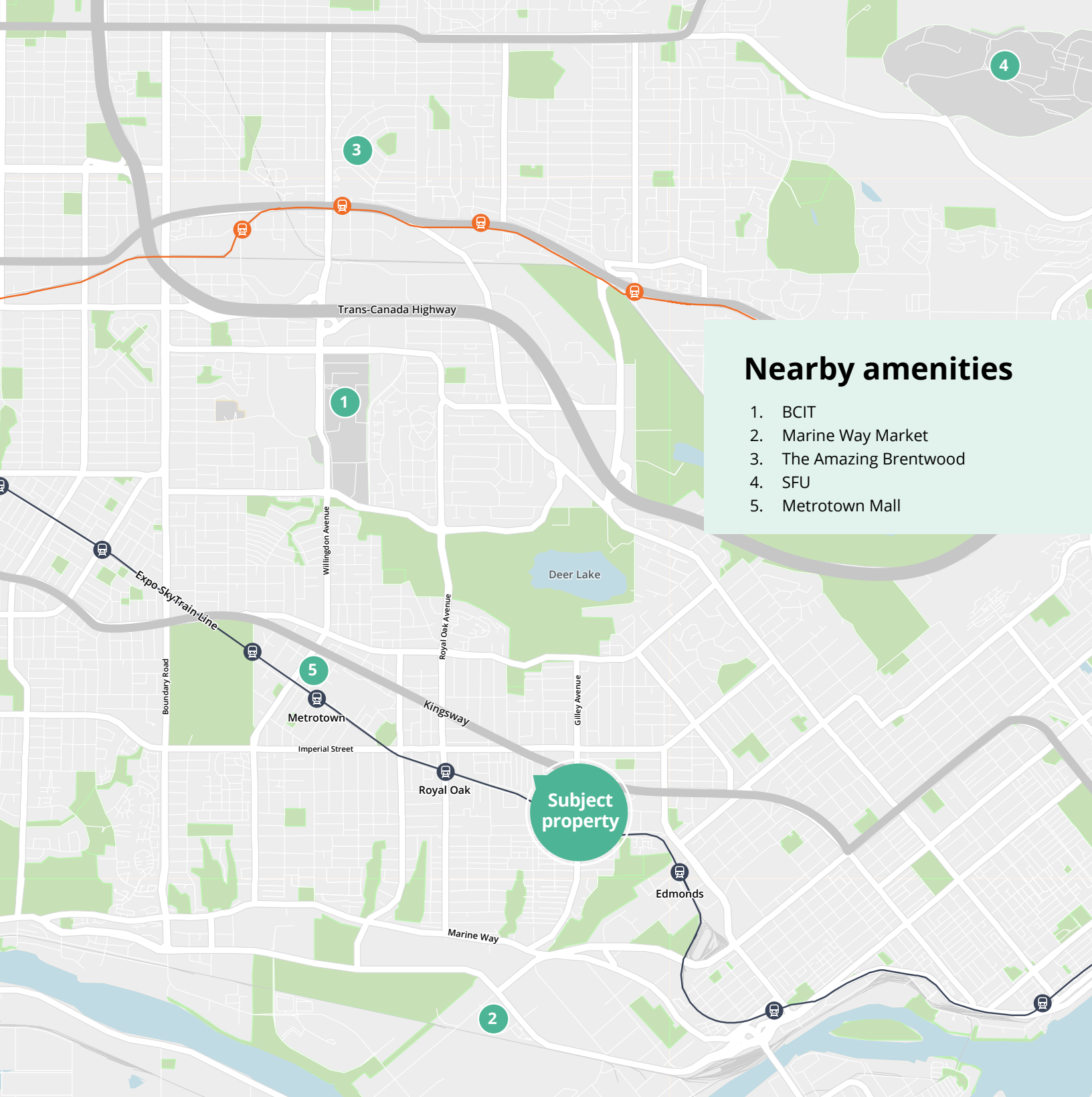
The Property is located in Burnaby’s Beresford industrial area along the west side of Russell Avenue, south of Kingsway. Easily accessible by regular bus service along Kingsway and a short 12-minute walk to Royal Oak Station. The neighborhood is serviced by an abundance of amenities along Kingsway.

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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