

**FOR
LEASE**

**A – 7188 CURRAGH AVENUE
BURNABY, B.C.**



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FOR LEASE
OFFICE/WAREHOUSE
A – 7188 CURRAGH AVENUE
BURNABY, B.C.

LOCATION:

This freestanding building is located just south of Kingsway and east of Metrotown on the east side of Curragh Avenue in the area of Kingsway/Gilley, a very popular warehouse and office area of Central Burnaby. This area is recognized as a central location servicing the Greater Burnaby and New Westminster area. Transportation routes include; Boundary Road, Canada Way, Marine Way, Lougheed Highway and with easy access to the Trans-Canada Highway.

AREA: 3,300 sq. ft.

ZONING: M-4 - permitting a wide range of wholesale, manufacturing and service-related uses.

FEATURES:

- 3 phase heavy industrial power
- Two (2) 9 ft. x 14 ft. grade level loading doors; *one in front of the building and one at rear of the building*
- 19 ft. clear ceiling heights
- Infrared radiant heat
- Clean, painted concrete block and drywall interior, concrete floor with excellent lighting
- Office/reception area
- Mezzanine
- Two (2) private washrooms

PARKING: Vehicle parking at front and back of the premises

LEASE RATE: \$24.00 per sq. ft. plus GST (or) \$6,600.00 per month plus GST

**OPERATING COSTS
& PROPERTY TAXES:** \$8.00* per sq. ft. plus GST (or) \$2,200.00* per month plus GST
**Excluding heat and light*

AVAILABLE: September 1, 2026

For Further Information, Please Contact:
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