

GLENLYON BUSINESS PARK #103-5140 NORTH FRASER WAY BURNABY, BC

9,472 sf
FOR LEASE



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MODERN HIGH QUALITY WAREHOUSE PREMISES

Excellent modern, quality warehouse unit located in the Big Bend industrial area of Burnaby. Convenient access to different neighbouring municipalities, including Delta, New Westminister, Vancouver and Richmond via Marine Drive and Boundary Road from this site. Short bus ride away from the Edmonds and Metrotown SkyTrain Stations.



TIM EVANS

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BentallGreenOak (Canada) LP, Brokerage//<http://bentallgreenoakleasing.com/>

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GLENLYON BUSINESS PARK, BURNABY, BC

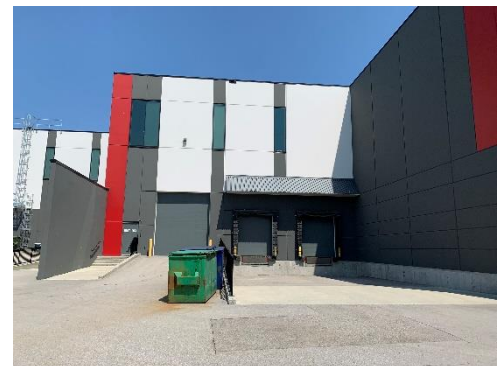
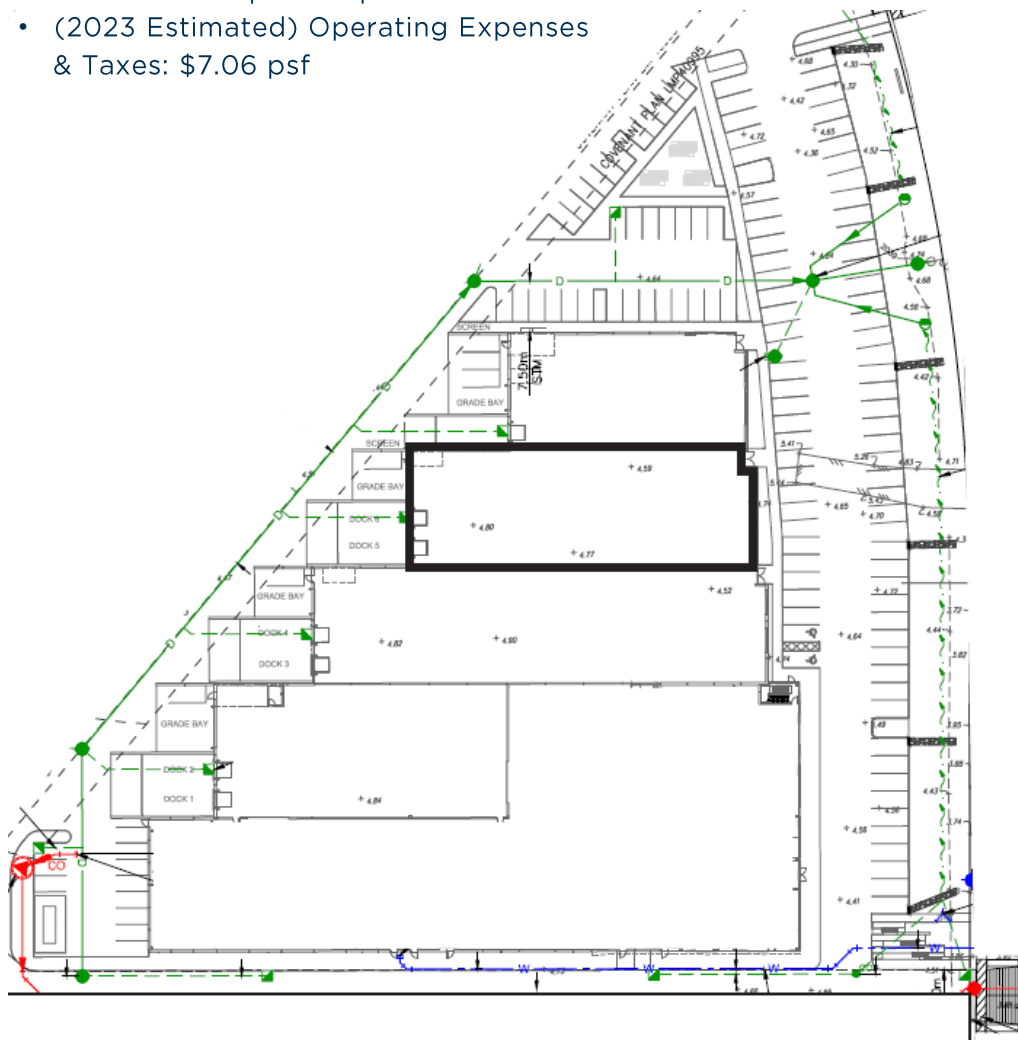
SPECIFICATIONS

Available immediately

Premises	Area
Warehouse	8,972 sf
Office/Lunchroom	approx. 500 sf
Total Area	9,472 sf

- Clear Height: 36'
- 1 Grade and 2 dock doors
- Ample on site parking
- Power Supply: 300 AMPS/600 VOLTS/ 3 PHASE
- Fully Sprinklered Building
- Zoning: CD M2/M5

- Basic Rent: Upon Request
- (2023 Estimated) Operating Expenses & Taxes: \$7.06 psf



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