

For Sale or Lease

6074 Thorne Avenue
Burnaby, BC

From 18,286 sf to 40,123 sf of warehouse/office space in Big Bend
with excellent exposure to Marine Way



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**AVISON
YOUNG**

FOR SALE OR LEASE

6074 Thorne Avenue
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Property details

LEGAL DESCRIPTION

LOT 6 BLOCK 9 DISTRICT LOT 173 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1034

PID

011-935-553

SITE SIZE

1.49 acres

ZONING

M-1 (Manufacturing District)

LEASE RATE

\$23.95 psf, per annum (net)

ADDITIONAL RENT

\$7.00 psf, per annum (estimated)

SALE PRICE

Please contact listing agent

ESTIMATED COMPLETION

Q2 2026

BUILT BY

Wales McLelland









Opportunity

Avison Young is proud to present the opportunity to lease or purchase from 18,286 sf to 40,123 sf of brand new industrial product in Burnaby's desirable Big Bend submarket.




Location

The Property is located on Thorne Avenue off Meadow Avenue and offers excellent exposure and visibility to Marine Way. This prime location is in the heart of the industrial area of South Burnaby, British Columbia. The Property is ideally situated only minutes from Boundary Road and Highway 91, offering quick and convenient access throughout Metro Vancouver. This area is in proximity to amenities at Marine Way Market.


Property features

-  State of the art industrial building
-  Ample parking and functional loading court
-  32' clear ceiling heights
-  Dock and grade loading doors
-  Fully sprinklered
-  600A/600V 3-phase electrical service

Area highlights

-  Excellent exposure to Marine Way
-  Proximity to amenities at Market Way Market
-  Proximity to Marine Way Market & Big Bend Crossing

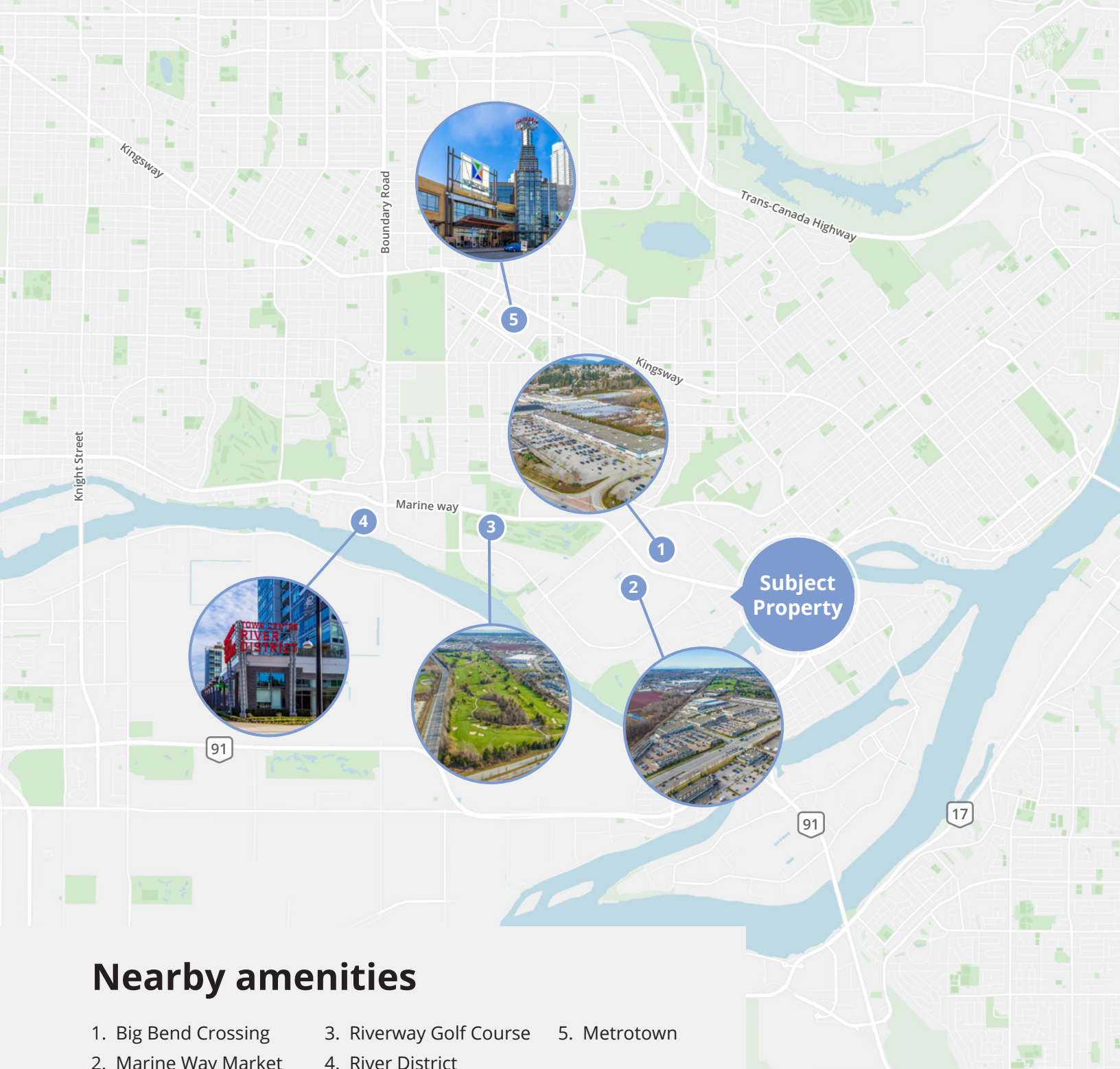
Floorplan

 G = Grade level loading
D = Dock level loading



	Office	Mezzanine	Warehouse	Total
Unit A	3,693 sf	5,241 sf	12,903 sf	21,837 sf
Unit B	2,587 sf	3,775 sf	11,924 sf	18,286 sf
Total	6,280 sf	9,016 sf	24,827 sf	40,123 sf





Nearby amenities

1. Big Bend Crossing
2. Marine Way Market
3. Riverway Golf Course
4. River District
5. Metrotown

Contact for more information

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