



# Glenwood Industrials

Glenwood I  
5898 Trapp Avenue, Burnaby, BC



Zoning:  
CD M2/M5

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# Property Overview

Glenwood Industrial Estates is situated at the main entrance to South Burnaby's Big Bend area at North Fraser Way and Marine Way. The property is located within minutes of a number of commercial amenities including Marine Way Market, Big Bend Crossing and Metrotown Centre. Marine Way itself serves as an excellent East-West connector for Vancouver and Richmond in the west, and New Westminster & Annacis Business Park to points East. Located in a campus style industrial/business park setting, all buildings offer attractive architectural features with an abundance of reflective glass. Other highlights include connection to Burnaby's urban trail network, landscaped boulevards and superior truck maneuvering areas.

## Tenant Cost

Operating Costs	\$3.66 /sf
Realty Tax	\$4.16 /sf



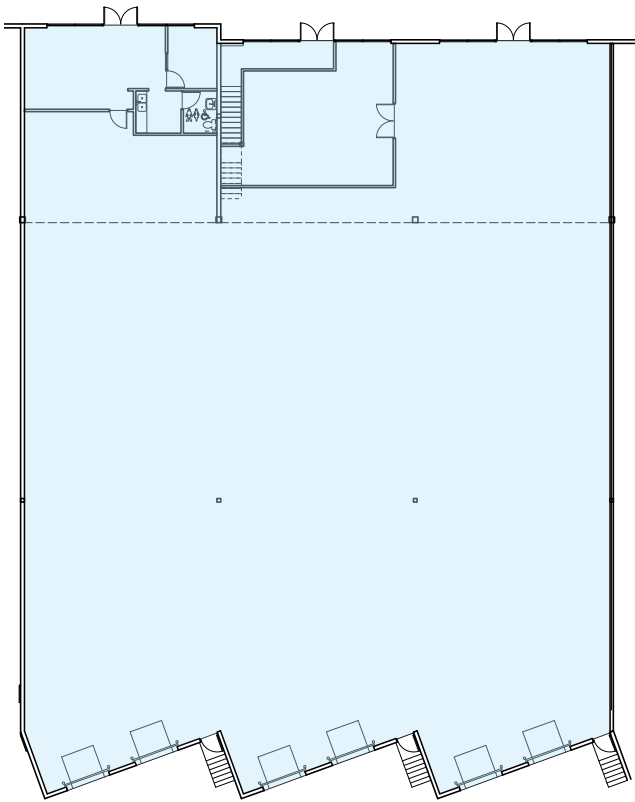
5898 Trapp  
Ave.

# Leasing Opportunity

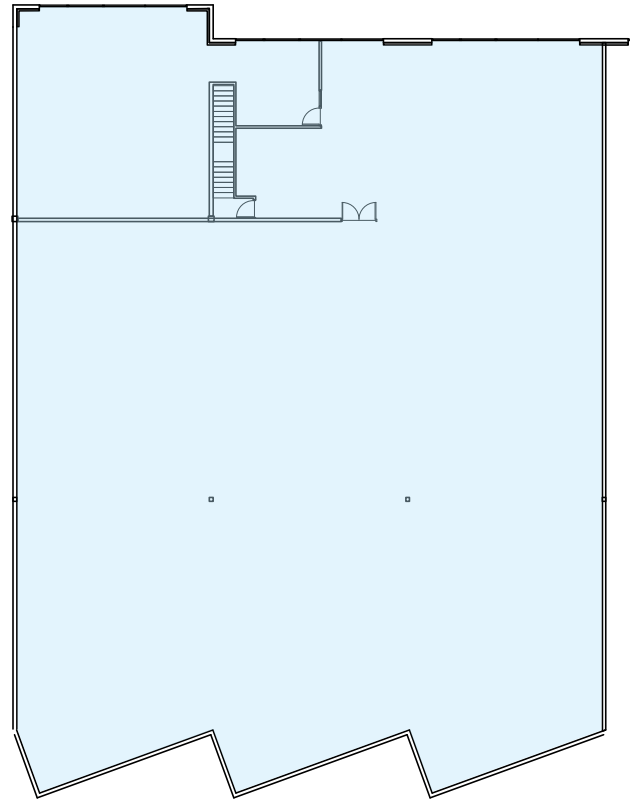
## Unit 103-105 - 5898 Trapp Avenue

Available November 1, 2026

17,097 SF Total (Ground + Mezzanine)



Ground Floor | 13,649 SF



Mezzanine | 3,438 SF

## Features

- Modern and efficient concrete tilt up construction with architectural features
- Six (6) grade level loading door
- 26" clear ceilings
- 500 lbs/SF floor load capacity
- 100 amp, 347/600 volt power service
- Superior office with an abundance of light through full-height glass
- Master planned business park setting with boulevard landscaping, street lighting, and an urban trail
- Walking distance to transit



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