

FOR LEASE

12,500 SF Freestanding
Warehouse with **0.5 Acres**
of Yard Space

8823 Greenall Avenue, Burnaby



Jack Bougie

Associate

604 329 4110

jack.bougie@colliers.com

Todd Scarlett

Personal Real Estate Corporation

Senior Vice President

604-603-3632

todd.scarlett@colliers.com

Colliers

For Lease: 8823 Greenall Avenue, Burnaby

Opportunity & Location

An opportunity to occupy a 12,500 SF freestanding warehouse with 0.5 acres of excess yard space in the Big Bend industrial area of Burnaby.

Considered the geographic center of Metro Vancouver, Big Bend offers excellent connectivity via the Lougheed Highway and convenient access to Highway 1, allowing for efficient distribution throughout the Lower Mainland and Fraser Valley.

Available Areas

Warehouse	12,500 SF
Yard	0.5 Acres

Site Size

1.05 acres

Zoning

M3 - Heavy Industrial

Unit Features

- Freestanding warehouse with excess yard area
- Seven (7) grade level loading doors
- Approx. 14' - 16' ceiling clear heights
- Open plan warehouse area
- Fully fenced and paved site
- 200 amp, 120/240 volt electrical service

Available

45 - 60 days' notice

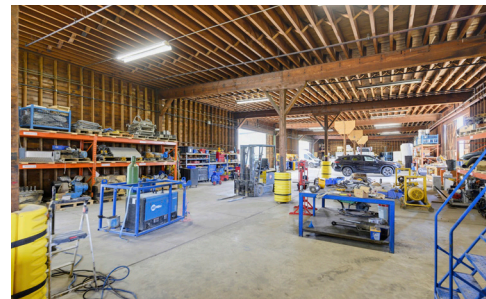
Asking Lease Rate*

Please Contact Listing Agents

Additional Rent*

\$6.30 per SF, per annum (2026 estimate)

**Calculated on building area only, no additional charge for yard area*



Jack Bougie

Associate
jack.bougie@colliers.com

Todd Scarlett

Personal Real Estate Corporation
Senior Vice President
todd.scarlett@colliers.com

