

For Lease

CBRE

5324 Riverbend Drive | BURNABY, BC

72,340 SF WAREHOUSE SPACE



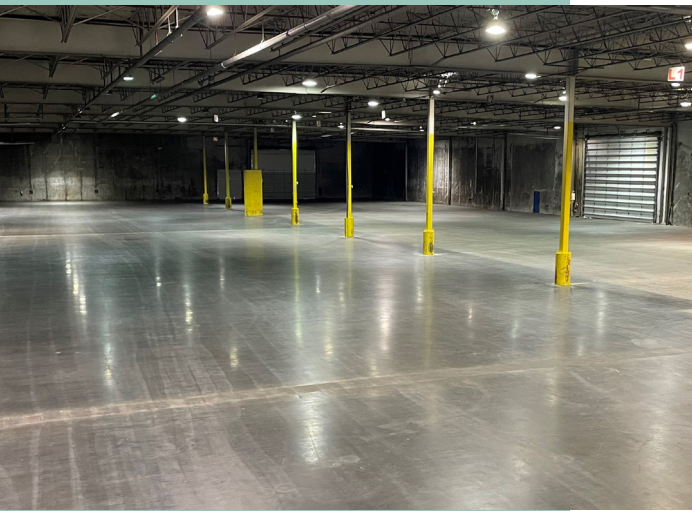
CONTACT

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5324 Riverbend Drive
Burnaby, BC

Location

The subject property is located in the Big Bend industrial area of South Burnaby, in close proximity to Marine Way a major east-west arterial connecting Vancouver and Richmond to the West and New Westminster, Delta and Surrey to the East.

Property Details

Building Size	Main Floor Offices	900 SF
	Second Floor Offices	1,230 SF
	Warehouse Area	68,621 SF
	Wash Bay	1,589 SF
	Total Rentable Area	72,340 SF

Yard Area Available for parking and transloading purposes.

Lease Rate \$15.00 PSF, net per annum

Additional Rent \$5.86 PSF (2025 est.)

Availability Immediately, up to 2 year term

Zoning CD (Comprehensive Development District under M2 M3 M5 guidelines)

Property Features*

- Concrete construction.
- Minimum 26' clear ceiling height.
- Covered loading platform with 4 dock positions.
- 6 oversized grade loading doors.
- High bay metal halide lighting throughout.
- Fully sprinklered.
- 400 Amp 3 Phase 4 Wire 480 Volt power supply.
- On site security – evenings, weekends & holidays.

* Please Note - All Property Features Should Be Independently Verified by the Prospective Tenant

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