

# MEADOW at CROSSING Byrne Rd.



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# MEADOW at CROSSING / Byrne Rd.



## 7307 Meadow Avenue, Burnaby, BC

35,651 SF | Warehouse & office unit

**Zoning** M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.

**Available Area**

- Main floor Warehouse: 30,914 SF
- Office: 4,737 SF
- Total: 35,651 SF

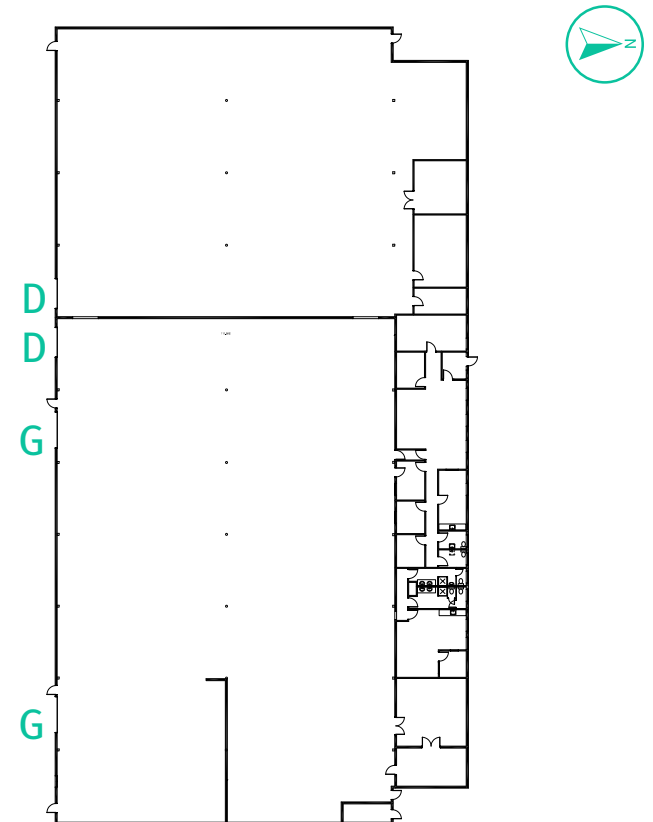
**Availability** Immediate

**Asking Rate** \$17.95/SF

**Additional Rent (est. 2026)** Estimated at \$6.50/SF (plus 5% management fee)

**Features**

- Direct exposure to Meadow Avenue
- 22' clear
- 2 grade level loading doors
- 2 dock level loading doors
- Sprinklered
- Ample on-site parking
- 600 amp/347 volt 3 phase electrical service
- Forced air warehouse heating
- Combination of concrete block and steel-clad construction
- 4,000 SF fenced and gated outside storage area



# MEADOW at CROSSING / Byrne Rd.



## 5850 Byrne Road, Burnaby, BC

Unit 2 | 8,705 SF | Warehouse unit



**Zoning** M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.

**Available Area** • Main floor warehouse only 8,705 SF

**Availability** Immediate

**Additional Rent** (est. 2026) Estimated at \$6.50/SF (plus 5% management fee)

- Features**
- Potential for drive through loading
  - 2 grade level loading doors
  - 22' clear
  - Office area can be built to suit
  - Forced air warehouse heating
  - Concrete tilt-up construction
  - 30 amp/600 volt 3 phase electrical service



# MEADOW at CROSSING Byrne Rd.



## 5830 Byrne Road, Burnaby, BC

Unit 703 | 3,830 SF | Warehouse unit



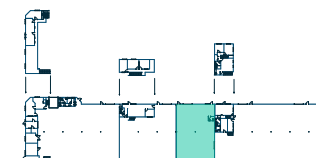
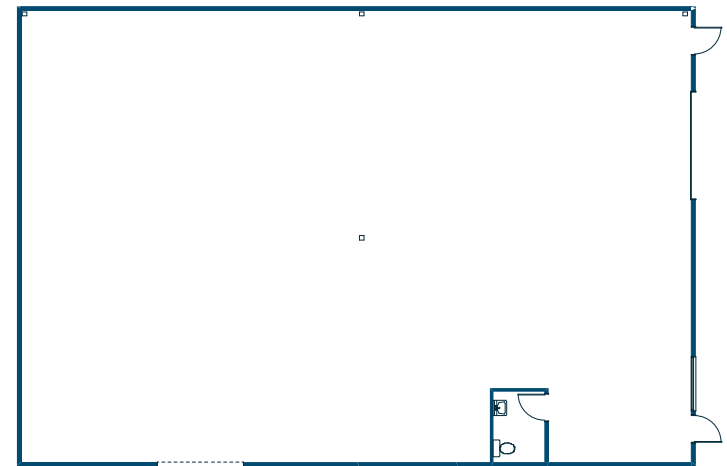
**Zoning** M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.

**Available Area** • Main floor warehouse only 3,830 SF

**Availability** October 1, 2026

**Additional Rent (est. 2026)** Estimated at \$6.50/SF (plus 5% management fee)

- Features**
- 22' clear ceiling height
  - One (1) grade loading door
  - Fully sprinklered
  - Ample on-site parking
  - 3-phase electrical - 200 amp @ 600 volts
  - Forced air warehouse heating
  - Easy access just off Marine Way
  - Concrete tilt-up construction
  - Open warehouse area with one (1) washroom



Site plan

# MEADOW at CROSSING Byrne Rd.



## Yard Area, Byrne Road, Burnaby, BC

6,000 SF | Fenced & secure yard area

**Zoning** M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.

**Available Area** 6,000 SF

**Availability** September 1, 2026

**Gross Rent** \$6.00/SF

- Features**
- Flat, level and secure yard area
  - Flexible size configurations
  - Truck parking permissible

