

The Colliers logo is located in the top left corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.

Colliers



Glenwood Industrials

Glenwood VII
5555 Trapp Avenue, Burnaby, BC

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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 Westminister & 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.

Availabilities

Unit 101 (Available March 2027)	67,237 SF
Unit 107 (Available December 2026)	26,146 SF
Combined units 101 & 107	93,383 SF

Additional Rent (est. 2026)

\$6.85

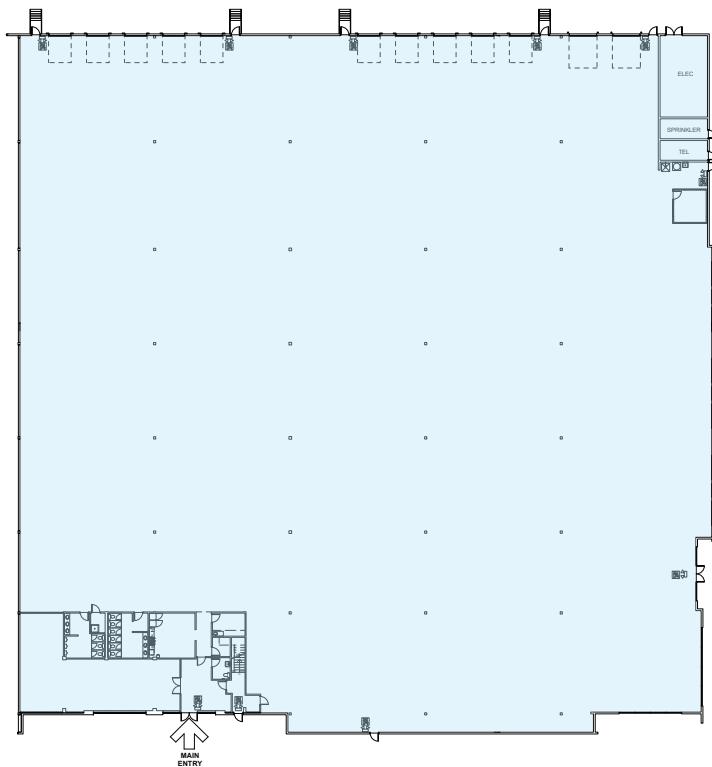


Leasing Opportunity

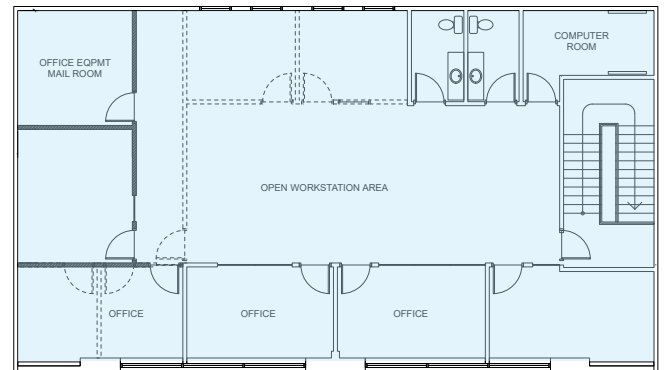
Unit 101 | 67,237 SF (Ground + Mezzanine)

Available March 2027

- 2,557 SF of office space located on the mezzanine
- 10 dock level loading doors, 2 grade level loading doors
- 600 Amp panel service/ 347 V



Ground Floor | 64,680 SF



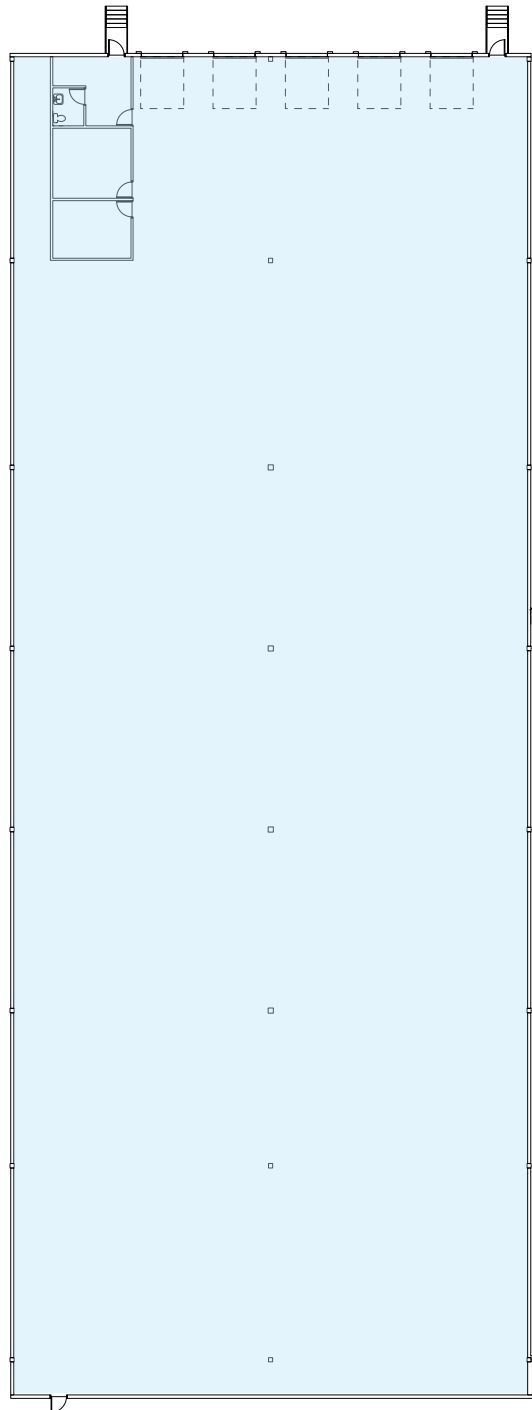
Mezzanine | 2,557

Leasing Opportunity

Unit 107 | 26,146 SF

Available December 2026

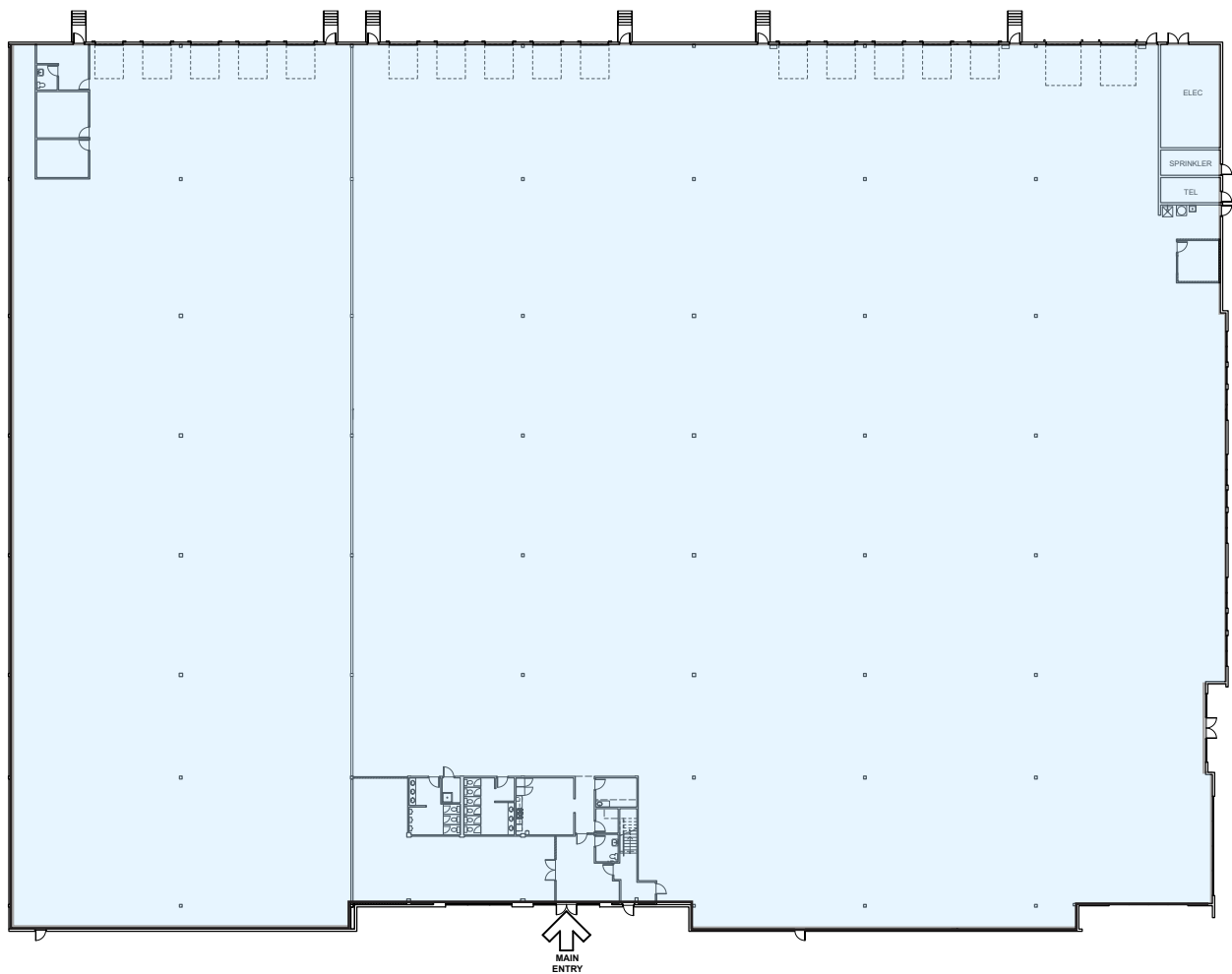
- 5 dock level loading doors
- 32 ft. clear ceiling height



Leasing Opportunity

Unit 101 & 107 Combined | 93,383 SF

Available March 2027





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