



PRIME INDUSTRIAL SPACE FOR LEASE

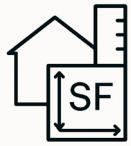
8131 Wiggins St.
Burnaby, BC

8131



8131 WIGGINS STREET

Positioned in the heart of South Burnaby's sought after industrial corridor, this premium distribution warehouse offers exceptional functionality and connectivity. Featuring concrete tilt-up construction, eight dock doors and one grade-level door. The property is designed for optimal efficiency, a tuck maneuvering area for 53' trailers, ample surface parking and 1,000 sq.ft of intergrated office space, make this an ideal solution for logistics, e-commerce and distribution operations.



Available Area
29,474 sf



Ample on-site
parking



CD, M2, M5
Zoning



Additional
Rent \$8.45



Building Size
236,137 sf



Minutes away from
retail amenities and
greenspace



BUILDING SPECIFICATIONS

Loading Dock

3 dock doors with levelers and canopies per bay

Grade Loading

1 Grade level door available

Construction

Premium Concrete Tilt-up construction

Loading Capacity

Heavy floor loading capacity

Clear Height

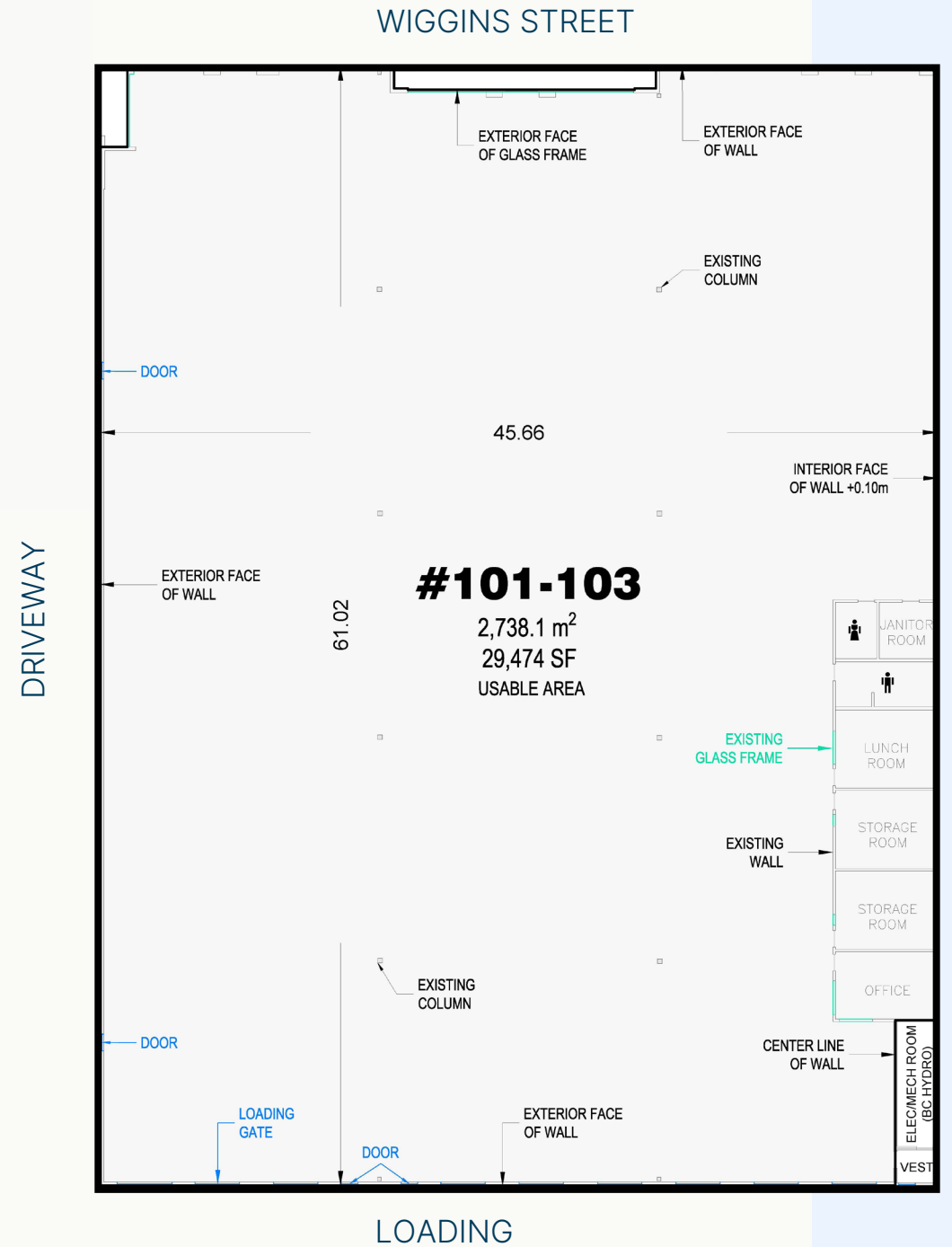
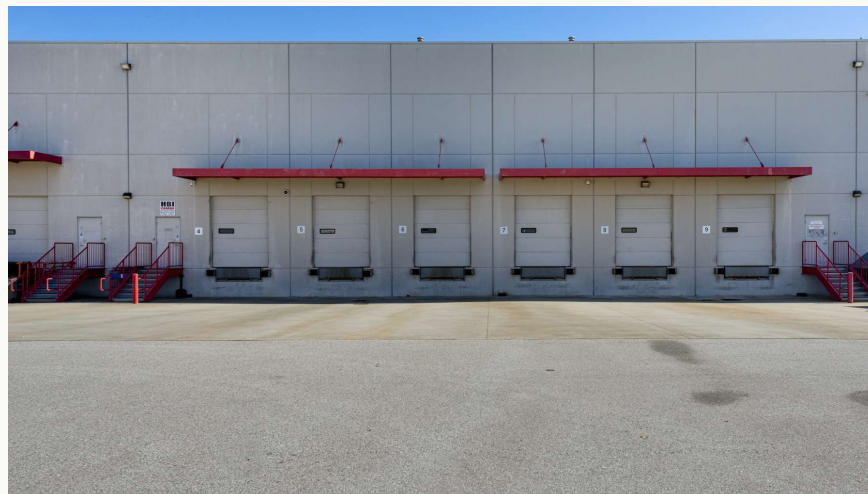
26' clear ceiling height

Electrical

600v 200amp 3 phase

Sprinklers

ESFR Sprinklers



8131 Wiggins Street

Burnaby, BC



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