

FOR LEASE

| Units 2 & 3 - 8555 Greenall Avenue, Burnaby



WAREHOUSE / OFFICE SPACE IN SOUTH BURNABY

LOCATION | 8555 Greenall Avenue is located between the main thoroughfares Marine Drive and Marine Way, on the corner of Keith Street and Greenall Avenue in South Burnaby. This excellent location provides convenient access to Boundary Road (only two blocks away), as well as retail amenities at Market Crossing. Public transportation is easily accessible via regularly scheduled bus routes on Greenall Avenue and Marine Drive.

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HIGHLIGHTS

- Three (3) grade level loading doors
- 24' ceiling height
- Fully sprinklered
- Air conditioned showroom/offices
- Skylights
- Concrete tilt-up construction
- 200 amp, 120/208 volt 3-phase electrical service
- Efficient ground floor-oriented space

BUILDING AREA

Warehouse	5,610 SF
Ground Floor Office	2,000 SF
Total	7,610 SF*

**Area is approximate and should be verified*

ZONING

M-5 (Light Industrial)

AVAILABILITY

October 1, 2026

LEASE RATE

\$19.50 per SF, per annum

ADDITIONAL RENT

\$6.82 per SF (est. 2026)



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