

**5,600 SF - 31,000 SF WAREHOUSE, OFFICE / SHOWROOM
AVAILABLE FOR LEASE**

\$11.00 PSF ASKING RATE!

SHORT-TERM & FLEXIBLE LEASE TERMS AVAILABLE

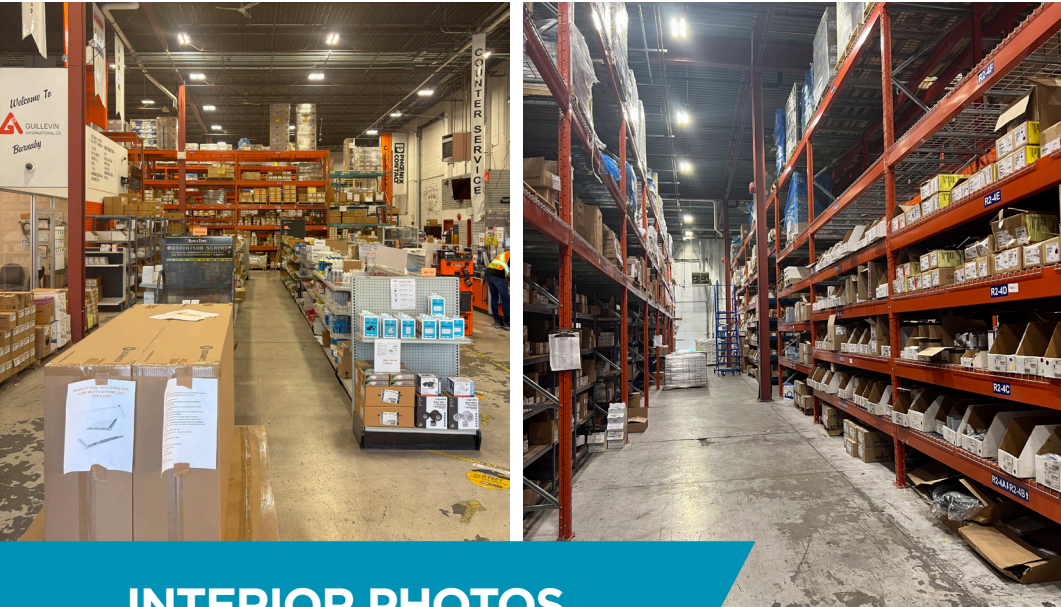


5334 LOUGHEED HWY



Burnaby, BC

BUILDING BREAKDOWN



INTERIOR PHOTOS

BUILDING DETAILS

Units can be leased together or separately

5334 LOUGHEED

WAREHOUSE 18,711 SF

OFFICE* 6,781 SF

** Office space can be removed to create more warehouse*

TOTAL 25,492 SF

LOADING DOORS 4 dock-high, 3 grade-level

2166 SPRINGER

OPTIONAL WAREHOUSE 5,600 SF

LOADING DOORS 1 dock-high, 1 grade-level

TOTAL
5334 LOUGHEED
& 2166 SPRINGER 31,092 SF

SPECIFICATIONS

ZONING CD - Comprehensive Development

CLEAR HEIGHT 24'

ELECTRICAL 3-phase electrical service

PARKING 44 stalls

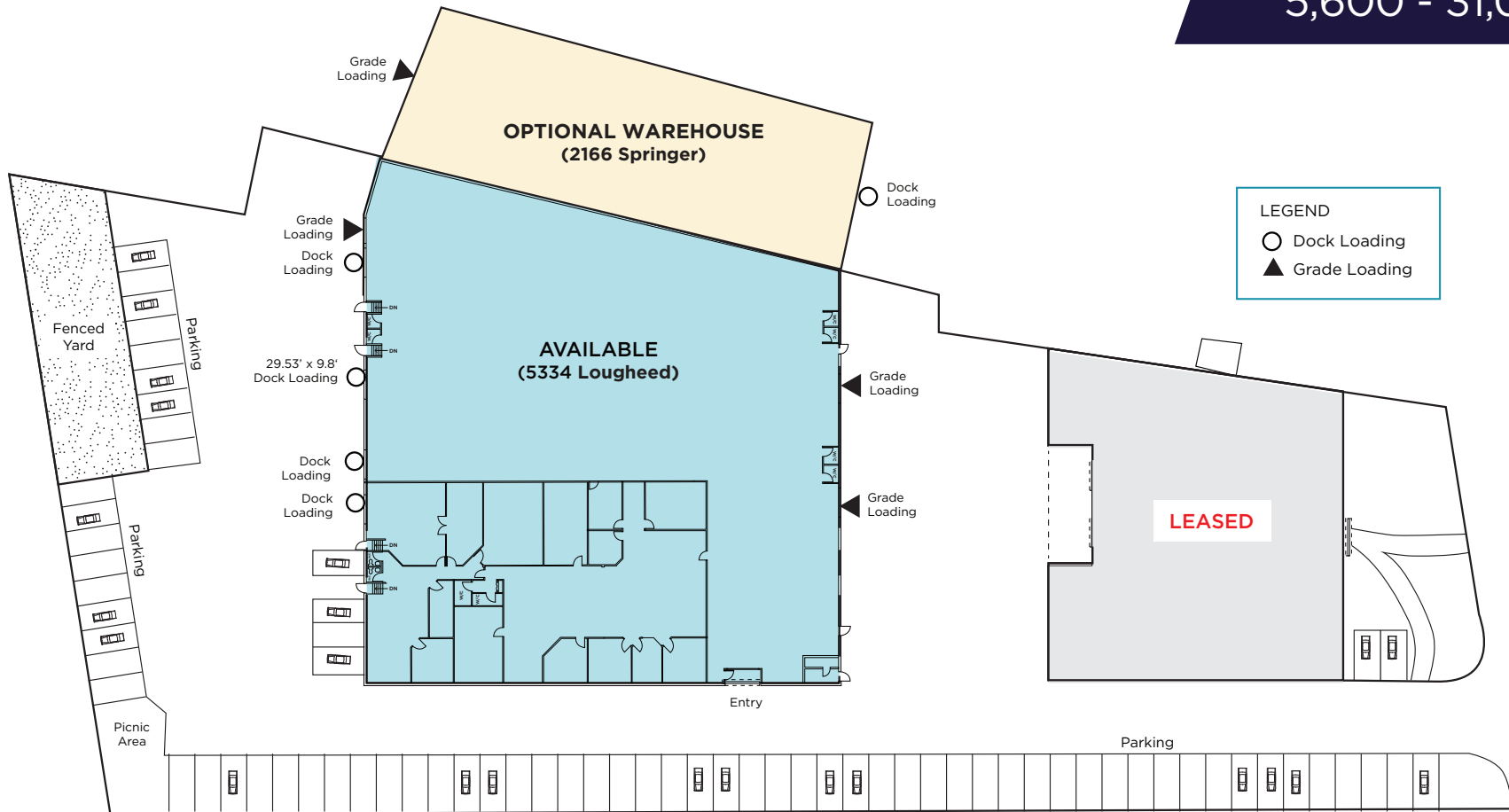
LEASE RATE \$11.00 PSF

ADDITIONAL RENT Contact listing agent

AVAILABILITY 30 days' notice

SITE PLAN

BUILDING SIZE
5,600 - 31,000 SF



THE OPPORTUNITY

5334 Lougheed Highway presents a rare opportunity to lease functional industrial space on transit in North Burnaby.

The building features a practical layout with both grade and dock loading with well-finished office, ample parking, and flexible lease term options to suit a range of users.

OFFERING HIGHLIGHTS

- Functional layout ideal for distribution, light manufacturing or service industrial use
- Ample parking
- LED Lighting
- Flexible term options
- Well finished office and existing showroom space

THE LOCATION

Located along the Lougheed Highway corridor, the property offers quick access to both Lougheed and Trans-Canada Highways. Holdom SkyTrain Station is a short 3-minute walk away, with nearby amenities including The Amazing Brentwood.

For more information, contact:

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