

FOR SALE

29,650 SF

Industrial Strata
Warehouse &
Office Space in
South Burnaby

Unit 1 5628 Riverbend Drive

Burnaby | BC

Accelerating success.



Chris Brewster

Personal Real Estate Corporation
Executive Vice President
+1 604 662 2694
chris.brewster@colliers.com

Nick Englmaier

Personal Real Estate Corporation
Associate Vice President
+1 604 300 0699
nick.englmaier@colliers.com



Opportunity

Colliers presents a unique opportunity for investors or owner-users to purchase Unit 1 at 5628 Riverbend Drive. Located in the esteemed Big Bend industrial area of South Burnaby, one of the most sought-after industrial submarkets, this property serves as a prime gateway to the industrial heart of Metro Vancouver.

Constructed in 2008 by the Beedie Group, the property is a stratified unit in an industrial building containing a total of two units. The existing clean use and consistent care have contributed to its well-maintained condition.



Property Overview

Civic Address 1 - 5628 Riverbend Drive, Burnaby

Legal Description PID: 029-657-407 | Strata Lot 4
District Lot 155 Group 1 New
Westminster District Strata Plan
BCS3197

Property Taxes \$135,005.20 (2025)

Zoning CD - Comprehensive Development
(M2 General Industrial District &
M5 Light Industrial District)

Building Area	Second Floor Office	2,742 SF
	Ground Floor Office	3,344 SF
	Warehouse	23,564 SF
	TOTAL	29,650 SF

Asking Price **\$16,750,000**



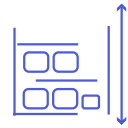
Building Features



Front office / rear loading design



33 Parking stalls



26' clear ceiling height



Three (3) dock and one (1) grade level doors



3 Phase Power
450 Amps



ESFR sprinkler system



23,564 SF Warehouse



Second Floor Office	2,742 SF
Ground Floor Office	3,344 SF
Warehouse	23,564 SF
TOTAL	29,650 SF

Office Gallery



Location Overview



28 Minutes
16.9 kms
**Vancouver International
Airport (YVR)**



40 Minutes
36.1 kms
**Tsawwassen Ferry
Terminal**



36 Minutes
21.6 kms
Downtown Vancouver



**Nearby transit to
Edmonds, Marine Drive,
and 22nd Street
SkyTrain Stations**



**Nearby Shopping
& Restaurant
Amenities**

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