

For Sublease

8,000 SF Office/Warehouse with 35,680 SF of Yard Space

5040 Still Creek Avenue Burnaby, BC

PROPERTY HIGHLIGHTS



16' Clear height in warehouse

Three (3) grade 12' x 14' loading doors



Secured and fenced yard area



M-2 Heavy industrial zoning



| Total | 8,000 SF |
|---------------------------|----------|
| Main Floor Office/Storage | 800 SF |
| Second Floor Office | 1,200 SF |
| Warehouse | 6,000 SF |



SUBLEASE RATE: \$14.95 PSF for building (Net) \$5.50 PSF for yard (Gross)

SUBLEASE TERM EXPIRY:

*Longer term available on a head lease basis.

October 30th, 2024



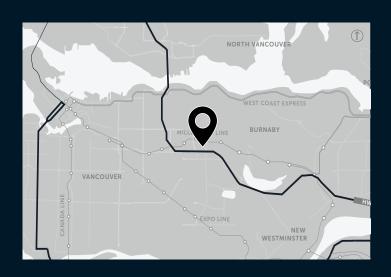
AVAILABLE: Within 30 days

YARD AREA

Total Area

35,680 SF

*All measurements are approximate.



LOCATION

The subject property is strategically located in the Still Creek Industrial Area, one of the most sought after industrial areas of Greater Vancouver. 5040 Still Creek Avenue has immediate access to the Trans Canada Highway & Lougheed Highway. The Property offers excellent accessibility to all markets within Metro Vancouver including only a 20 minute drive to Downtown Vancouver and a 15 minute walk to Holdom Skytrain Station.







Mark Callaghan Associate Vice President +1 604 803 5620 mark.callaghan@jll.com



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jll.ca 510 West Georgia Street, Suite 2150 Vancouver, BC V6B OM3 Jones Lang LaSalle Real Estate Services, Inc.

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