



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

BUILDING AREA

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

YARD AREA

Total Area	35,680 SF
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SUBLEASE RATE:
\$14.95 PSF for building (Net)
\$5.50 PSF for yard (Gross)



OPERATING COSTS AND TAXES:
\$5.95 PSF



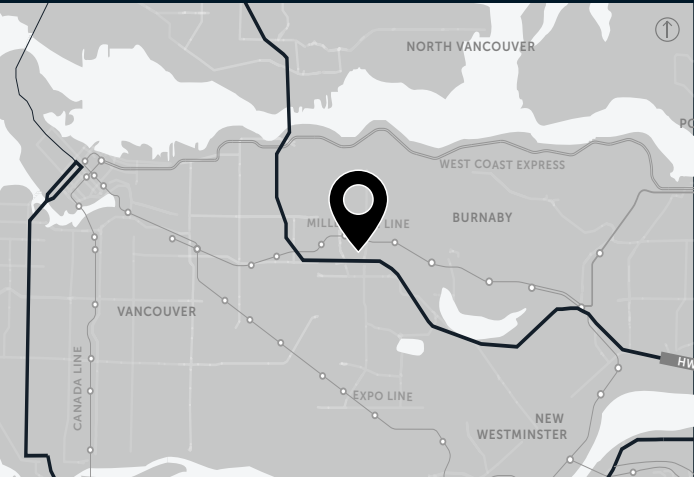
AVAILABLE:
Within 30 days



SUBLEASE TERM EXPIRY:
October 30th, 2024

*Longer term available on a head lease basis.

*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.





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