



3133

SUMNER AVENUE
Burnaby, British Columbia

FOR SALE/LEASE OPPORTUNITY

Owned & Managed by

Beedie/







Marketed by

JLL

The Opportunity

On behalf of Beedie (the “Vendor”), Jones Lang LaSalle Real Estate Services Inc. (“JLL” or the “Advisor”) is pleased to present a rare opportunity to purchase or lease a 100% freehold interest at 3133 Sumner Avenue, Burnaby, B.C. Located in one of the most desirable industrial areas in all of Metro Vancouver, this 2.0 acre property is improved by a 44,583 square foot, multi-tenant building that can be offered entirely vacant, or partially tenanted.

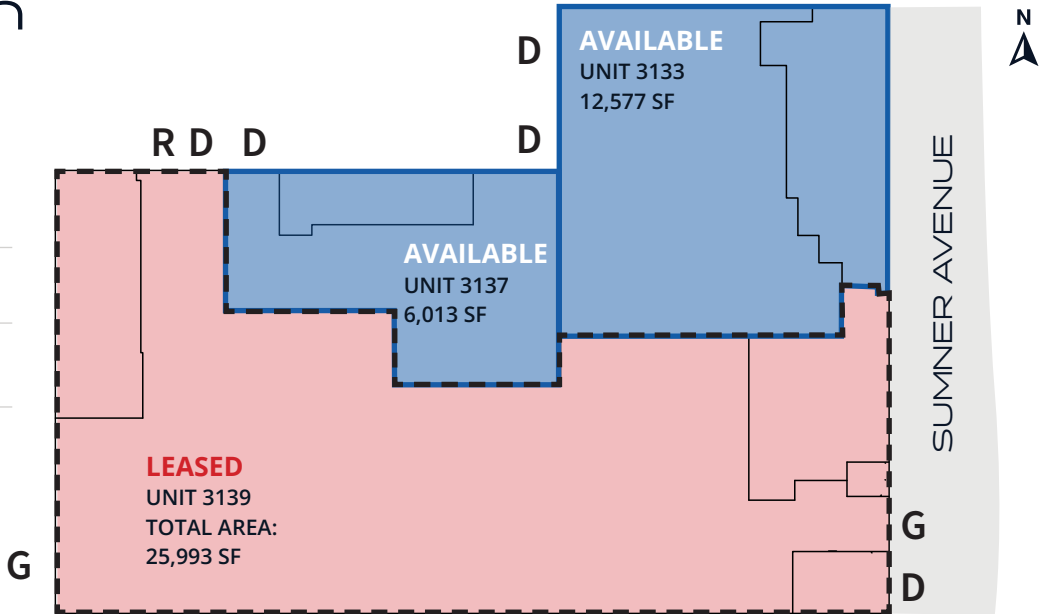
The property's direct access to the Trans-Canada Highway, close proximity to BCIT and an abundance of retail amenities, make it an attractive option for a wide variety of industrial, laboratory, high-technology and traditional office users. The ability to multi-tenant the building allows a user to occupy all or a portion of a functional building in a prime location. It also presents an opportunity for an investor to hold 2 acres of irreplaceable real estate in one of Metro Vancouver's most sought-after commercial neighborhoods.

 44,583 SF BUILDING AREA	 5 Dock / 2 Grade LOADING	 1200 Amps / 208 Volts POWER
 2.0 Acres SITE AREA	 16' CLEAR HEIGHT	 M 1 ZONING

Building Plan

Ground Floor	42,735 SF
Mezzanine	1,848 SF
Total	44,583 SF

D = Dock Doors
G = Grade Doors
R = Ramp



Investment Highlights



PROPERTY OVERVIEW

The site is improved with a concrete block industrial building demised into three (3) separate units encompassing 42,735 square feet of ground floor space and 1,848 square feet of mezzanine space. The building is serviced by five (5) dock level and two (2) grade loading doors.



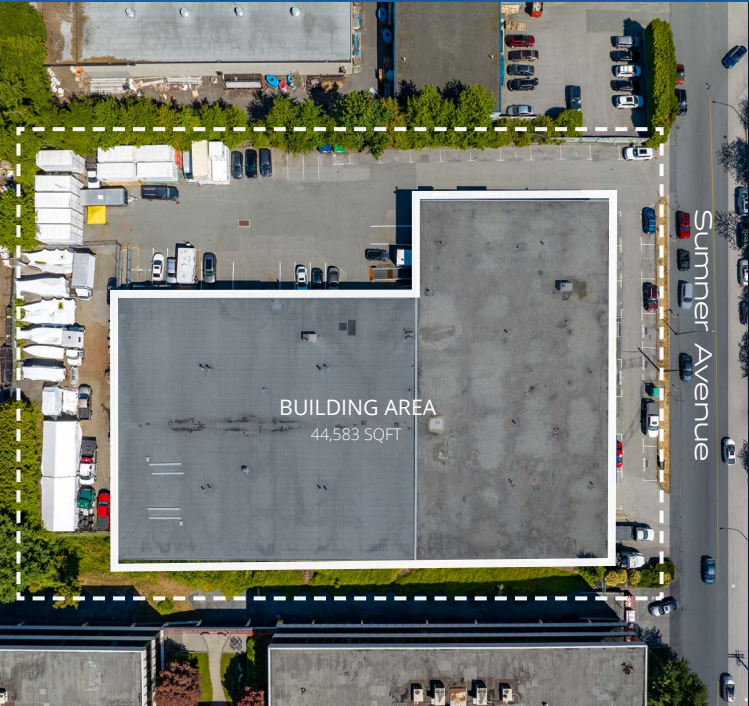
ZONING & OCP

The Property is zoned M1 (Manufacturing District). Burnaby's OCP designates land use for the Property as Mixed Employment and the Industrial Policy Framework categorizes the lands as Industrial Business Centre. This category relates to the accommodation of a limited number of strategically located, high-amenity business centres oriented to businesses with differing combinations of research, sales/service, light manufacturing, and management/administration.



OFFERING PROCESS

The Vendor has engaged JLL to facilitate the sale or lease of the Property. Relevant legal, environmental, financial and other documents, if available, will be made accessible through JLL's data room to approved parties that have executed the property Confidentiality Agreement. Interested parties are invited to submit an offer through JLL for consideration by the Vendor. The Offer should be made on the Vendor's form of Letter of Intent ("LOI"), available for download from the data room.



The Location

Strategically located in the Canada Way corridor of central Burnaby, 3133 Sumner Avenue benefits from its quick access to the Trans-Canada Highway and several other major thoroughfares including Boundary Road, Canada Way and Lougheed Highway. Just 2 blocks from BCIT's main campus, 15 minutes from the Downtown core and 5 minutes from Brentwood Town Centre's amenities, the Property is truly an unparalleled location amongst the industrial submarkets of Metro Vancouver.

Salient Details

3133 Sumner Avenue, Burnaby



PID(s): 010-039-775



Legal Description: PARCEL 1, LOT E,
PLAN NWP14996,
DISTRICT LOT 70,
GROUP 1, NEW WESTMINSTER
LAND DISTRICT,
(REF PL 21795)



Zoning: M1 Industrial Manufacturing
District



Site Size: 2.0 Acres



Building Size: 44,583 SF



Units: 3133 - 12,577 SF
Available: May 1st, 2024
3137 - 6,013 SF
Available: February 1st, 2024
3139 - 25,993 SF
LEASED



OCP Land Use: Mixed Employment



Ceiling Height: 16' Clear (approximate)



Loading Doors: 5 Dock Level Doors
2 Grade Level Doors



Available Power: 1200 Amps / 208 Volts



Parking: 40 Stalls + 6,500 SF Yard Area



Financing: Available Clear Title





Advisors

Mike Thompson*
Executive Vice President
604 809 5836
mike.thompson@jll.com

Baktash Kasraei, SIOR
Vice President
604 998 6016
baktash.kasraei@jll.com

* Personal Real Estate Corporation

© 2023 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL.

