

# For Sublease



## 7,745 SF office/warehouse with dock loading

104-5888 Trapp Avenue  
Burnaby, BC




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view team listings


PROPERTY HIGHLIGHTS


- 


Two (2) dock with  
levellers
- 


26' clear  
ceiling height
- 


Gas fired  
heaters
- 


LED  
lighting
- 


Ceiling  
fans
- 


Fully  
sprinkled
- 

3-Phase service  
225 amp
- 

HVAC  
in office
- 

Finished  
office space
- 

Kitchenette
- 

Two (2)  
washrooms
- 

Ample  
parking



**Zoning:**  
CD M2/M5



**Sublease Rate:**  
Please contact listing agents



**Additional Rent:**  
\$6.78 (below Sublease rate)



**Availability:**  
January 1st, 2024

BUILDING AREA\*

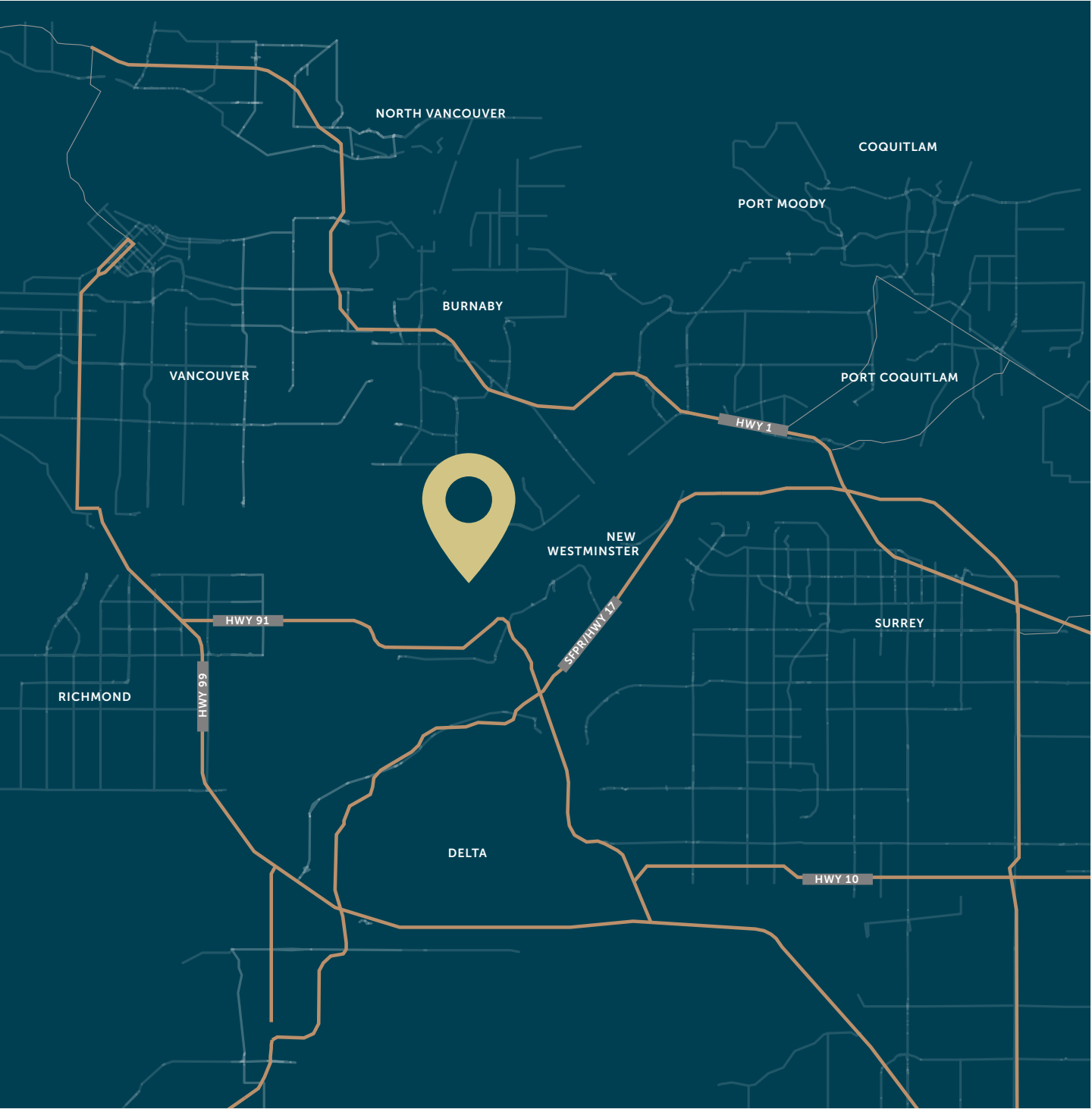
Warehouse	6,245 SF
Ground Floor Office	1,500 SF
Total	7,745 SF

\*All measurements are approximate.



LOCATION HIGHLIGHTS

All ground floor, highly efficient office/warehouse space with dock loading located in South Burnaby's Big Bend area, the property benefits from exposure along Trapp Avenue and efficient access off of Marine Way, east of Byrne Road. This central location offers easy access to all parts of Metro Vancouver; most notably Downtown Vancouver, Burnaby and the Vancouver International Airport in 25 minutes.







For more information, please contact:



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