



 **JLL** SEE A BRIGHTER WAY

For lease

7061 Merritt Avenue, Burnaby
3,358 sf of office/warehouse space

Location

7061 Merritt Avenue is located between Kingsway & Beresford Street in Burnaby. This central location offers excellent accessibility to all surrounding markets within Greater Vancouver with immediate access to a key arterial road, Kingsway. The subject property is a 10 minute walk from Royal Oak Skytrain Station and only a 5-minute drive to Metrotown.



5 mins

Metrotown

13 mins

Highway 1

30 mins

Downtown Vancouver

32 mins

Vancouver Intl Airport

Property Highlights

- 20' clear ceiling height
- 3-phase power
- One (1) grade loading door
- Radiant warehouse heating
- Ample parking

Building Area	3,358 SF
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Ground Floor	2,325 SF
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Second Floor	1,033 SF
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*Measurements are approximate and should be verified by tenant.

Lease Rate	\$22.00 PSF
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Operating Costs	\$8.50 PSF
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Available	December 1 st , 2023
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Zoning	M-4 (Industrial)
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Mark Callaghan

Associate Vice President

Mark.Callaghan@jll.com

+1 604 803 5620

Bruno Fiorvento*

Executive Vice President

Bruno.Fiorventa@jll.com

+1 604 998 6006

Jeshin Toor

Licensed Brokerage Coordinator

Jeshin.Toor@jll.com

+1 604 360 6593

