

# For lease

Unit B - 7012 Merritt Avenue, Burnaby  
1,750 sf of office/warehouse space





## Location

7012 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.

### Property Highlights

- 22' clear ceiling height
- 3-phase / 200 amp power
- One (1) grade loading door
- Radiant warehouse heating
- Five (5) parking stalls



<b>Building Area</b>	1,750 SF
<b>Lease Rate</b>	\$22.00 PSF
<b>Operating Costs</b>	\$8.90 PSF
<b>Available</b>	Immediately
<b>Zoning</b>	M-4 (Industrial)

\*Measurements are approximate and should be verified by tenant.

**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



CLICK/SCAN TO  
VIEW TEAM LISTINGS