 **JLL** SEE A BRIGHTER WAY







For lease

Unit 4 - 5895 Trapp Avenue
Burnaby, BC

13,026 sf of ground floor, office
and warehouse space

Overview

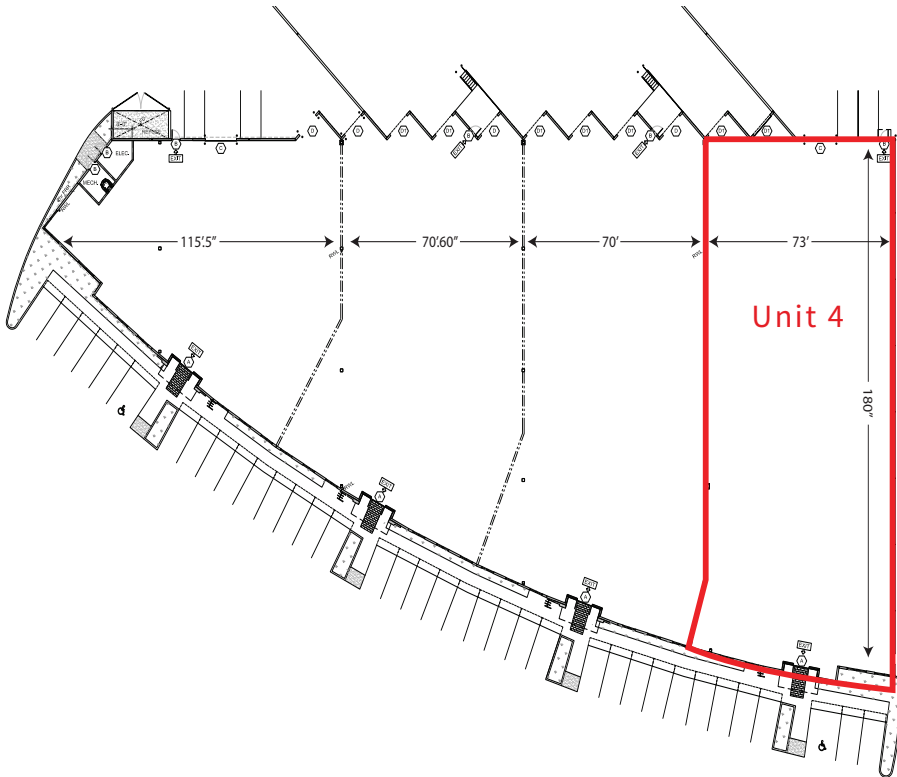
PROPERTY DETAILS

	AVAILABLE AREA* Office/Showroom 2,441 sf Warehouse 10,585 sf Total 13,026 sf		IMPROVEMENTS Improved office and showroom space with excellent natural light
	AVAILABLE June 1 st , 2024		LEASE RATE \$23.00 psf/pa
	ZONING CD Comprehensive based on M2/M5 Industrial Guidelines		ADDITIONAL RENT (2023) \$7.40 psf/pa

*All measurements are approximate and must be verified by the tenant.

BUILDING FEATURES

- ✓ 26' ceiling height
- ✓ 38% site coverage
- ✓ South Facing
- ✓ Corner unit, all ground floor
- ✓ 2 dock and 1 grade door Loading
- ✓ 3-phase electrical service
- ✓ Abundant on-site parking
- ✓ Floor load capacity of 500 lbs psf
- ✓ ESFR fire sprinkler system
- ✓ 5 minute walk to transit



Location



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.

NEARBY AMENITIES

South Burnaby’s Big Bend area benefits from several excellent amenities in close proximity, such as:

- Riverway Golf Course
- Marine Way Market
- Big Bend Crossing
- Burnaby Fraser Foreshore Park

The nearby Market Crossing Shopping District offers a multitude of amenities including:





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