JLL

For Lease

New Modern
Warehouse Available
November 2024

5041 BYRNE ROAD
BURNABY, BC

14,595
Square Feet

32’ Clear Ceilings with Dock and Grade Loading

Opportunity

An exceptional leasing opportunity for a 29,190 square foot modern freestanding warehouse, demisable into two units of 14,595 square feet each. This state-of-the-art facility, ready for occupancy in November 2024, offers all the desired features for today's businesses. The facility boasts an extensive glass facade, providing ample natural light throughout the high-ceilinged showroom areas and second-floor office space. Furthermore, the showroom and office area are complemented by a total of twenty-seven fully electrified parking stalls, designed for EV vehicle charging.

With an emphasis on efficiency, the warehouse area features 32-foot clear ceilings, reinforced flooring capable of supporting heavy loads, motion-detecting LED lighting, and a spacious loading court to facilitate easy maneuvering for highway trucks and trailers. This versatile building has been thoughtfully designed to cater to a wide range of needs, allowing businesses to propel their operations to the next level.

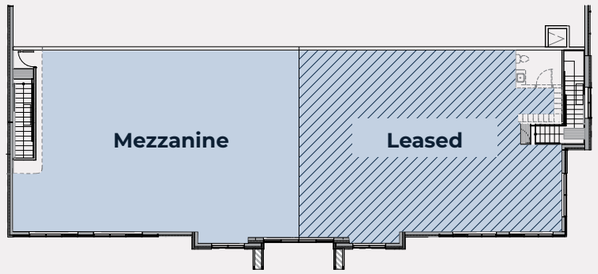
Lease Rate:
$25.00 per square foot net, based on shell

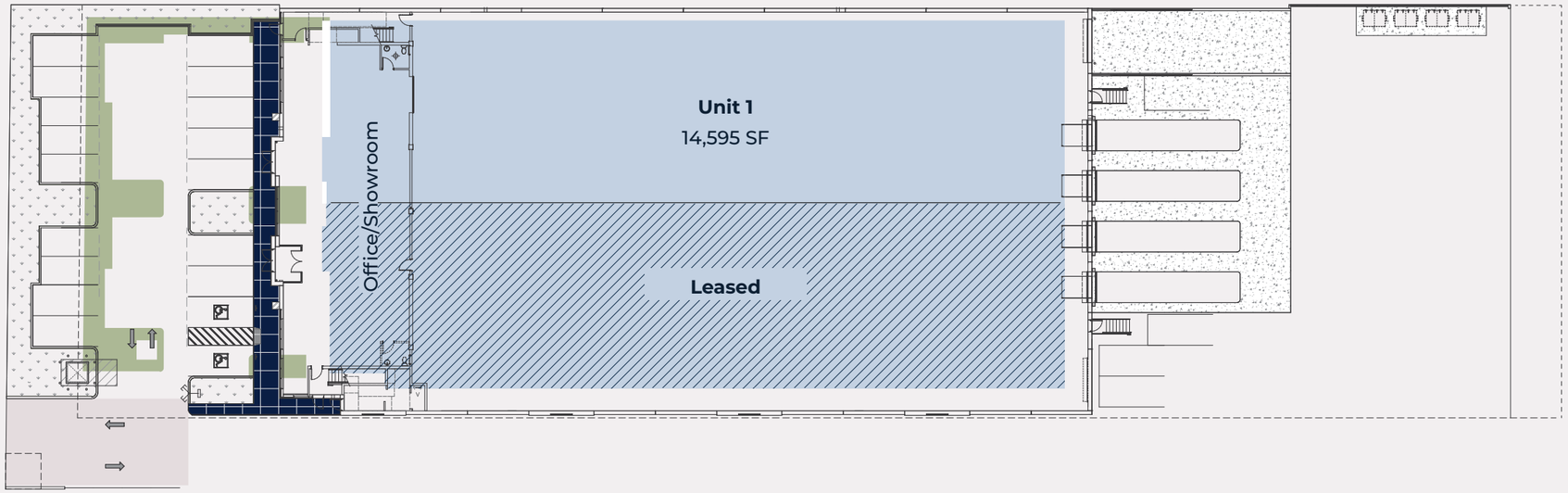
Operating Costs and Property Taxes (per SF):
Estimated at $7.00 per square foot for 2024 not including a management fee of 5% of basic rent

Specifications

- 32' Clear Warehouse Ceilings
- 700 Lbs Per Square Foot Floor Load
- Construction: Concrete tilt-up
- ESFR Sprinkler System
- Electrically Operated Hydraulic Dock Levelers
- 20' Ground Floor Showroom/ Office Area
- Power: 600 amps at 347/600 volts
- One (1) Grade Level Loading Door with Electric Opener
- Twenty Seven (27) Parking Stalls
- LED Motion Detecting Lighting
- Four (4) 8'6" x 10' Dock Level Loading Door with Electric Dock Levelers and Dock Seals
- Two (2) EV Charging Stations and All Stalls EV Ready

Site Plan





Unit 1	
Ground floor	12,632 SF
Mezzanine	1,963 SF
Total	14,595 SF

Unit 2	
Ground floor	12,6
Mezzanine	1,963 SF
To	14,595 SF

Leased

Building total: 29,190 SF

Location

Situated in the highly coveted Big Bend area of South Burnaby, this property boasts prime visibility along Byrne Road and is surrounded by the abundant amenities of Market Crossing and Marine Way Market. Its central positioning provides effortless connectivity to all key areas within Metro Vancouver, most notably Downtown Vancouver, Burnaby, and the Vancouver International Airport, all within a brief 25-minute commute.

Nearby Amenities

BP · Canadian Tire · Starbucks · Tim Hortons · McDonald's · Subway · London Drugs · Save On Foods · Cactus Club Cafe

4051 BYRNE ROAD
BURNABY, BC

jll.com
510 West Georgia Street, Suite 2150
Vancouver, BC V6B OM3
Jones Lang LaSalle Real Estate Services, Inc.

BRUNO FIORVENTO*
Executive Vice President
+1 604 551 1863
Bruno.Fiorvento@jll.com
* Personal Real Estate Corporation

MARK CALLAGHAN
Associate Vice President
+1 604 803 5620
Mark.Callaghan@jll.com

© 2024 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.