

METRO VANCOUVER INDUSTRIAL GROUP

# FOR LEASE

31,465 SF OPPORTUNITY  
IN SOUTH BURNABY

**8325 RIVERBEND COURT, BURNABY, BC**



31,465 SF OF OFFICE & WAREHOUSE SPACE WITH DOCK AND GRADE LOADING

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\*Personal Real Estate Corporation

# OPPORTUNITY


Rare opportunity to lease 31,465 sf of high quality office & warehouse space in South Burnaby.

The property offers excellent loading capabilities with dock and grade, high ratio of warehouse to office, heavy power, and ample on-site parking providing flexibility to a wide array of different types of businesses .


## PROPERTY HIGHLIGHTS



**'26' CLEAR CEILINGS**




**347/600V, 1600 AMPS, 3 PHASE ELECTRICAL SERVICE**




**LOADING DOORS**


- One (1) 14'x14' Grade Level
- Four (4) Dock Level




**HIGH RATIO OF WAREHOUSE TO OFFICE**



**FULLY SPRINKLERED**



**500 LBS PSF FLOOR LOAD CAPACITY**



**M5 ZONING (Light Industrial)**

Allowing a wide variety of uses such as manufacturing, wholesaling, distribution, laboratories and more.

## LEASE DETAILS



**BUILDING AREA**  
31,465 SF



**LEASE RATE**  
\$23.00 PSF



**ADDITIONAL RENT**  
\$5.08 PSF + 5% MANAGEMENT FEE



# LOCATION

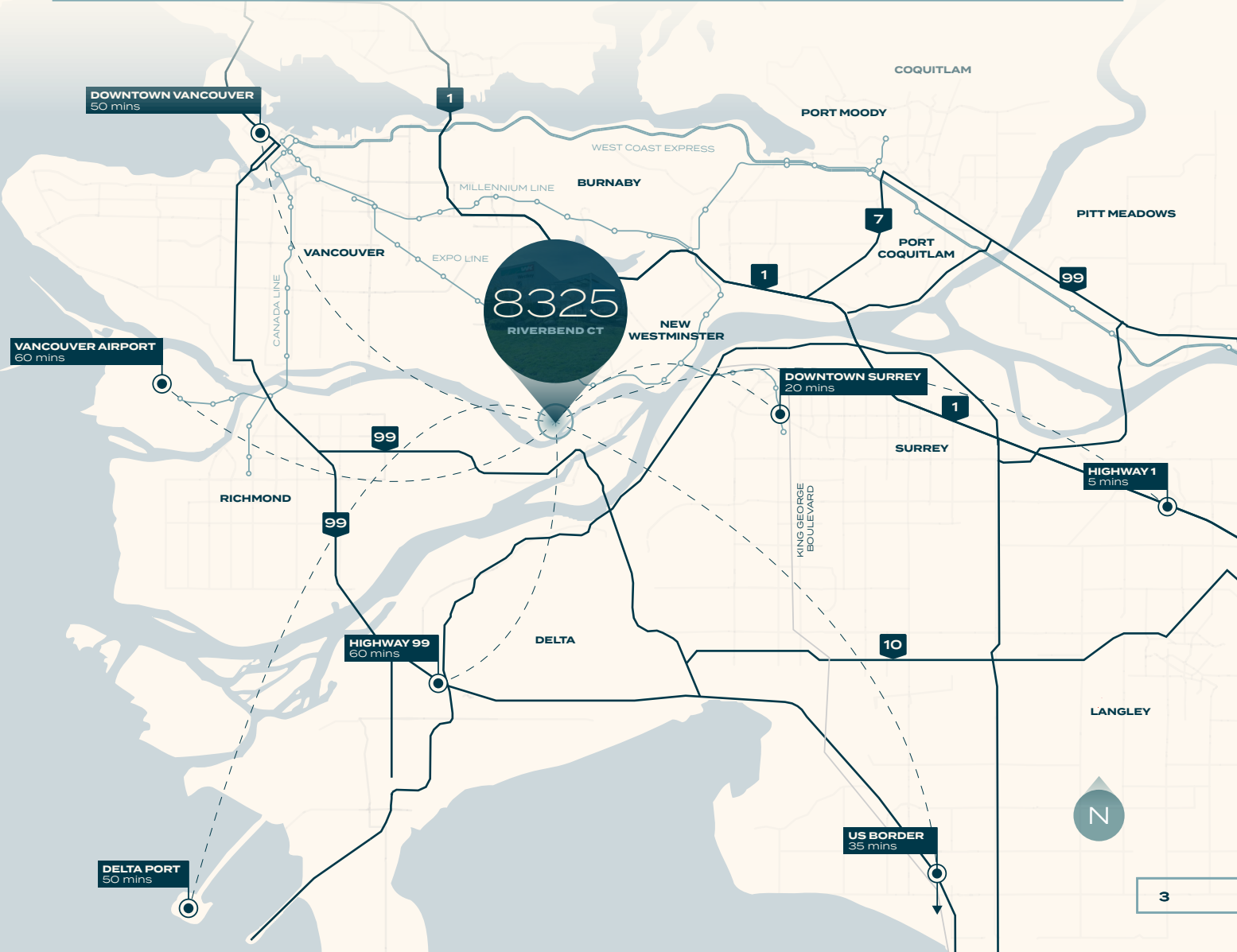
Strategically positioned in the most sought-after industrial area of Metro Vancouver, 8325 Riverbend Court, Burnaby is ideal for tenants valuing proximity to major transportation routes, its access to a large population base, and a variety of amenities. The Big Bend area is known as the epicenter of Metro Vancouver and home to some of Vancouver’s most established businesses

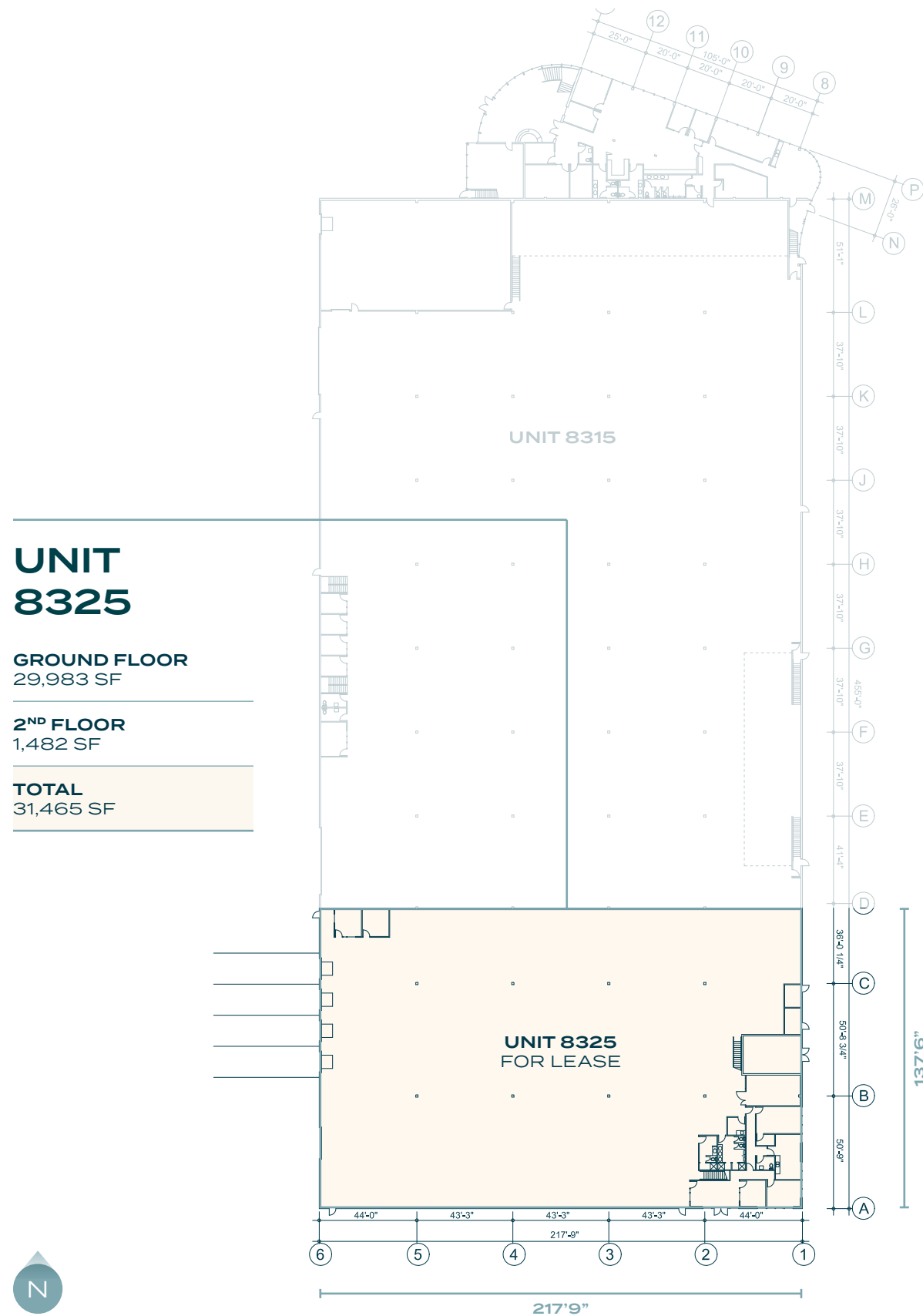
This central location offers excellent access to all parts of Metro Vancouver; most notably Downtown Vancouver, Burnaby and the Vancouver International Airport in 25 minutes. The Big Bend area also offers quick accessibility to all other major markets using BC Highway 91, Trans-Canada Highway and South Fraser Perimeter Road.

NEARBY AMENITIES









## PROPERTY IMAGES



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**CLICK/SCAN TO  
VIEW TEAM LISTINGS**



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