

6990
GREENWOOD STREET

BURNABY, BC



For Lease

**26,342 SF
AVAILABLE**



**CUSHMAN &
WAKEFIELD**

// PROPERTY HIGHLIGHTS

An opportunity to lease a 26,342 SF freestanding industrial facility with oversized grade loading and excess yard/parking. The property is strategically located in North Burnaby providing quick access to the Lougheed Highway and Highway #1, and is a five minute walk from the Sperling-Burnaby Lake Skytrain Station.

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WAREHOUSE	19,896 SF
GROUND FLOOR OFFICE	1,704 SF
2ND FLOOR OFFICE / STORAGE	4,742 SF
TOTAL	26,342 SF

-  \$17.50 PSF NET LEASE RATE
-  \$5.80 PSF ADDITIONAL RENT
-  1 ACRE (43,560 SF) LOT SIZE

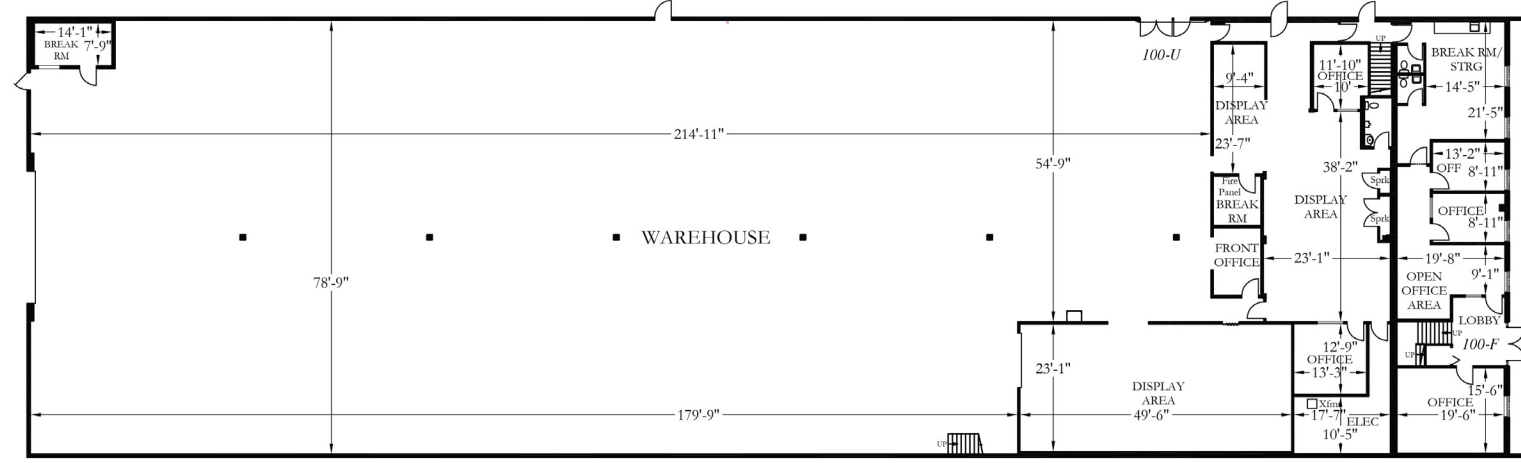
-  M5 LIGHT INDUSTRIAL DISTRICT ZONING
-  GATED ON SITE PARKING AND EXCESS YARD AREA PARKING
-  2 GRADE LOADING DOORS

-  21' CEILING HEIGHT
-  3-PHASE ELECTRICAL
-  IMMEDIATE AVAILABILITY



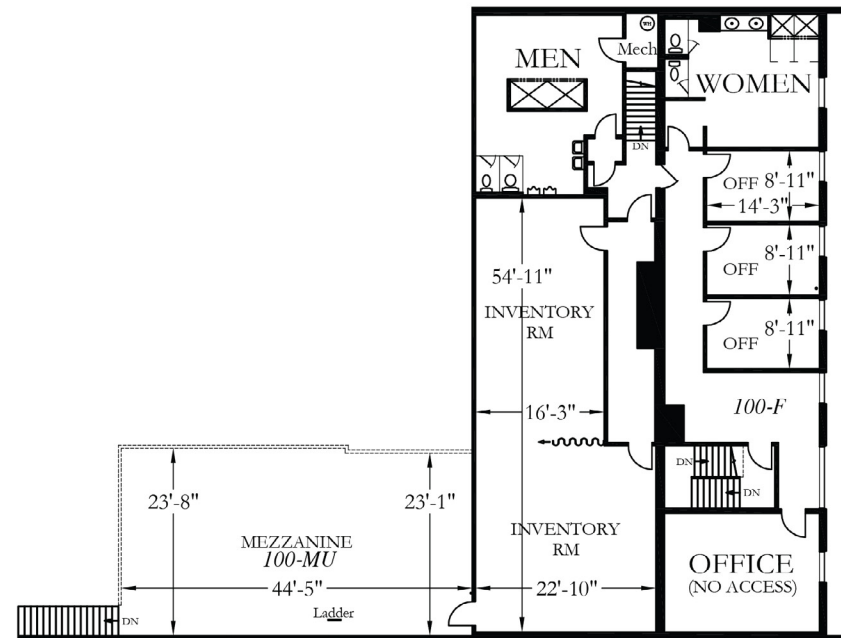
// GROUND FLOOR

21,600 SF



// SECOND FLOOR

4,742 SF



// PROPERTY PHOTOS



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CONTACT

JEFFREY SCHATZ

Associate Vice President
+1 604 608 5968
jeff.schatz@cushwake.com

KARLY MACRAE

Associate
+1 604 640 5872
karly.macrae@cushwake.com

SEAN UNGEMACH

Personal Real Estate Corporation
Executive Vice Chair
+1 604 640 5823
sean.ungemach@ca.cushwake.com

700 West Georgia Street, Suite 1200
Toronto Dominion Tower, Pacific Centre
Vancouver, British Columbia V7Y 1A1
+1 604 683 3111
cushmanwakefield.ca

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