

WILLIAM | WRIGHT

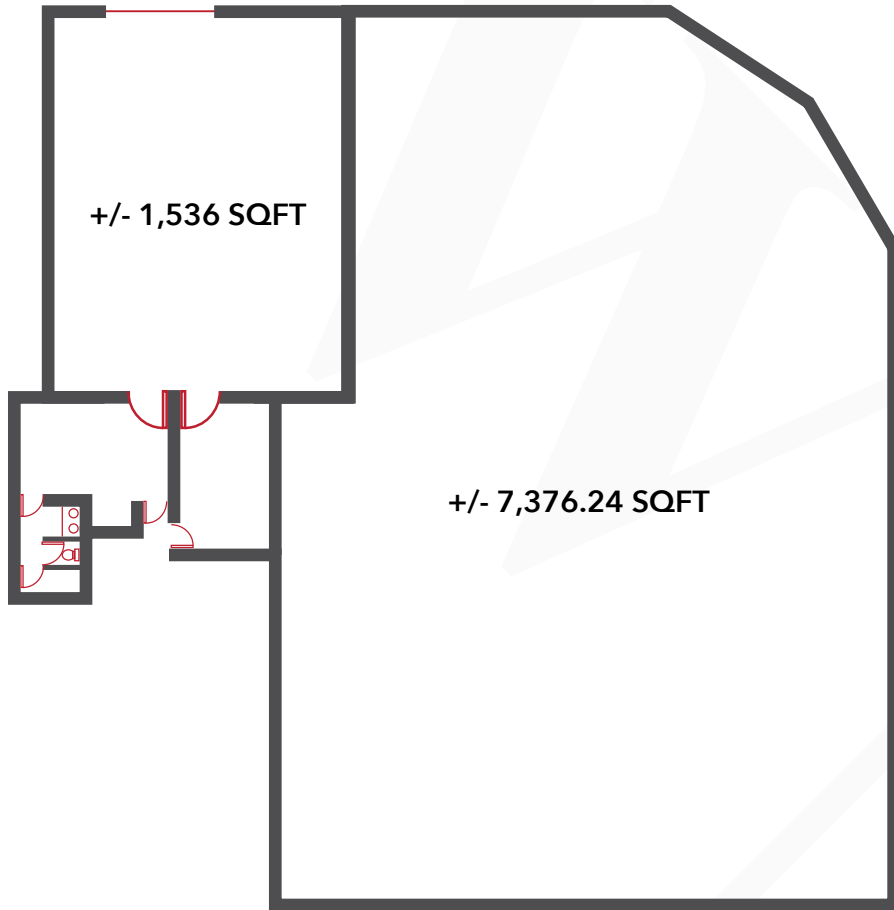
Commercial Real Estate Services

**3-8555 GREENALL AVENUE
BURNABY, B.C
FOR LEASE**



- **HIGHLY DESIRABLE AND CENTRAL LOCATION**
- **EASY ACCESS TO MANY PARTS OF GREATER VANCOUVER**

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OVERVIEW

A +/- 8,913 SQFT warehouse with 24 foot ceilings, 2 grade level doors, one of which is a horizontally sliding, 38 ft. wide x 24 ft. high metal door, allowing for 2 different entry points, West and North side. As well, a small mezzanine area, an office/storage area, a lunch room and washroom. Available Immediately.

LOCATION

Conveniently located just off Marine Way, 2 blocks east from Boundary Road, in the Big Bend Area of South Burnaby. This area allows for easy access to Vancouver, Richmond, Delta, and Surrey as well as local retail amenities like the River District (Starbucks and Save-On- Foods) and Market Crossing (Cactus Club Cafe, Canadian Tire and London Drugs).

THE DETAILS

SIZE
 +/- 8,913 SQFT

ZONING
 M5 - Light Industrial

BASIC RENT
 \$12.00/foot

ADDITIONAL RENT
 \$4.95/foot

