



FOR LEASE

WAREHOUSE PLUS OPTIONAL OFFICE 5069 BERESFORD STREET, BURNABY, BC



LOCATION: Located in the Beresford area of South Burnaby, one block south of Imperial Street and one block west of Royal Oak Avenue. This unique freestanding office/warehouse is located within the Royal Oak Urban Village, only a three minute walk to the Royal Oak Skytrain Station and other transit connections on both Royal Oak and Imperial Street.

ZONING: M-4

AREA: Main Floor Warehouse: 4,764 sq. ft.
Optional Main Floor Office: 2,136 sq. ft.
6,900 sq. ft.

FEATURES:

Optional Main Floor Office

- Corner unit with lots of natural light
- Large open work area
- Two (2) private offices
- HVAC heating and cooling system
- Laminate floors
- Fluorescent lighting
- T-bar ceiling
- Blinds in windows
- Two (2) private washrooms

Main Floor Warehouse

- Two (2) grade level loading doors 10'ft. x 12' ft. high
- 18' clear ceiling heights
- Gas heater
- One (1) washroom
- 6,000 sq. ft. of fenced yard area (approx)

PARKING: Two (2) parking stalls at front of site, common area parking stalls off the lane and Tenants fenced yard area

	LEASE RATE PER SQ. FT. PLUS GST	OPERATING COSTS & PROPERTY TAXES PER SQ. FT. PLUS GST	LEASE RATE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST
WAREHOUSE	\$14.00	\$5.85	\$5,558.00	\$2,322.45	\$7,880.45
OFFICE	\$14.00	\$5.85	\$2,492.00	\$1,041.30	\$3,533.30

NOTE: Heat & Light is split on a 70% main floor basis and 30% to upstairs.

For Further Information, Please Contact:
PETER HALL PREC* / BRADEN HALL / STEVE HALL - RE/MAX CREST

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