6893 HASTINGS STREET, BURNABY
3,512 SF FREESTANDING INDUSTRIAL BUILDING

FOR LEASE

WILLIAM | WRIGHT

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THE OPPORTUNITY

6893 Hastings Street is a high-exposure, freestanding commercial/industrial building totaling approximately 3,512 SF across two floors. The main level provides functional and flexible space with two grade-level loading bays, while the upper level offers additional storage or office flexibility. The property sits on a prominent corner lot along the Hastings corridor, benefiting from strong daily traffic volumes, convenient access for customers and staff, and excellent visibility with potential signage opportunity.

A open yard area of approximately 4,000 SF is included with the building lease, offering valuable outdoor operational space for storage, parking, or staging. As the yard is open and unfenced, tenants have flexibility to configure it to their operational needs, subject to landlord approval. The property is well suited for a broad range of M1-permitted industrial and service uses, excluding automotive-related uses per landlord preference.
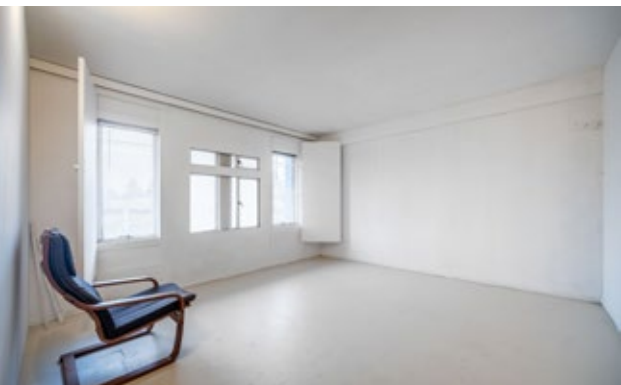
SALIENT FACTS

LOT SIZE	± 7,175 SF (Per Autoprop)
BUILDING SIZE	± 3,512 SF
PARKING	Up to 6 stalls
ZONING	M1
BASIC RENT	$43.00/SF
ADDITIONAL RENT	$10.35/SF
MONTHLY RENT	$15,614 + GST

PROPERTY FEATURES

± 3,512 SF freestanding industrial / service commercial building on ± 7,174 SF lot

High-exposure corner site on Hastings Street with strong daily traffic

Open yard area (± 4,000 SF) included with building lease

Two grade-level loading bays with flexible interior layout

FOOD & BEVERAGE PROCESSING

LIGHT MANUFACTURING & FABRICATION

REHEARSAL & STUDIO SPACE

WAREHOUSING, STORAGE & LOGISTICS

M-1 ZONING USAGE

1. Contractor & Trade Yards
Storage and workshops for electricians, plumbers, HVAC, painters, and other trades.

2. Light Manufacturing & Fabrication
Manufacturing and assembly of textiles, wood, metal, furniture, electronics, and more.

3. Food & Beverage Processing
Includes bakeries, dairies, candy, jams, pickles, and other packaged food manufacturing.

4. Tool & Equipment Sales/Repairs
Sale, rental, and repair of tools, motorbikes, lawnmowers, and similar small equipment.

5. Laboratories & Research Facilities
Suitable for scientific labs, R&D, and similar uses.

6. Rehearsal & Studio Space
For radio, TV, film, dance, and theatre production and rehearsal.

7. Warehousing, Storage & Logistics
Delivery depots, cartage, trucking, and express logistics services.

8. Specialty Retail & Service
Includes lunch bars, taxi service centers, mobile retail carts (accessory use).

9. Educational & Institutional Uses
Trade schools and training facilities related to industrial trades.

10. Other Permitted Uses
A wide range of other light industrial, production, storage, training, and service uses as permitted under Burnaby's M-1 zoning.

*Automotive-related uses are not permitted by the landlord.

FLOORPLANS

LOT SIZE ± 7,175 SF (Per Autoprop)
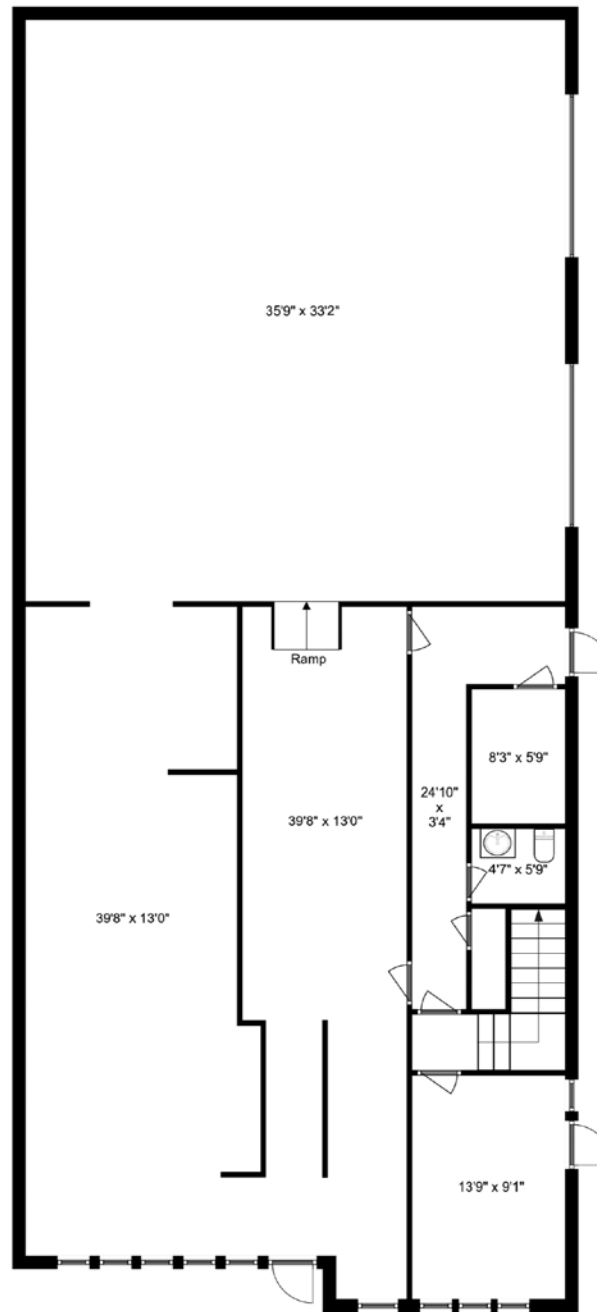
BUILDING SIZE ± 3,512 SF

Main Level
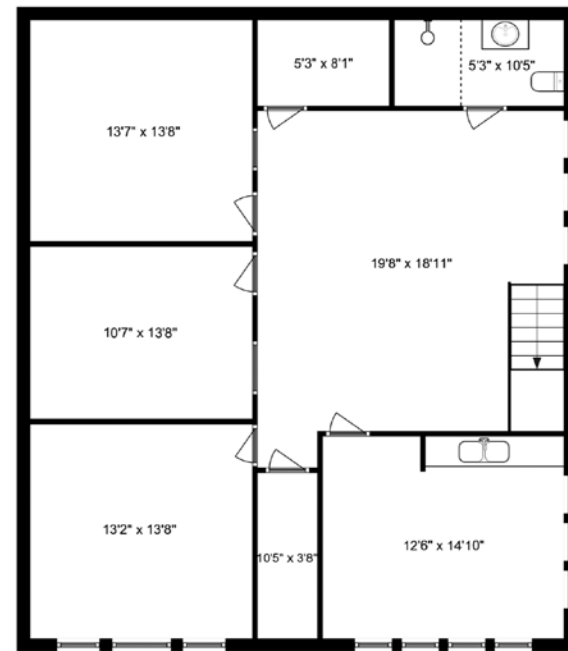
35'9" x 33'2"

Ramp

8'3" x 5'9"

24'10" x 3'4"

39'8" x 13'0"

4'7" x 5'9"

39'8" x 13'0"

13'9" x 9'1"

Upper Level

5'3" x 8'1"

5'3" x 10'5"

13'7" x 13'8"

19'8" x 18'11"

10'7" x 13'8"

13'2" x 13'8"

10'5" x 3'8"

12'6" x 14'10"

N

Main Level

Upper Level

LOCATION

Located in the Lochdale neighbourhood of North Burnaby, the property is surrounded by a mix of residential density, retail amenities, and community services. Hastings Street provides excellent visibility and easy access to transit, with frequent bus routes connecting directly to SFU, Brentwood Town Centre, and Downtown Vancouver. Kensington Avenue is only minutes away, offering quick access to Highway 1 and the wider Metro Vancouver region. Nearby shops, parks, and schools create a convenient and accessible environment for both employees and customers.

TRANSIT

- Frequent bus service on Hastings Street with direct routes to SFU, Brentwood Town Centre, and Downtown Vancouver
- Close proximity to Kensington Avenue for rapid access to Highway 1
- Central North Burnaby location with strong connectivity to major commercial nodes

FOR MORE INFORMATION CONTACT

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DOWNTOWN VANCOUVER

R5 BUS

SUBJECT PROPERTY

SAFEWAY

HASTINGS ST

KENSINGTON PITCH & PUTT

HWY 1

SIMON FRASER UNIVERSITY

DAILY TRAFFIC
30,000+ VEHICLES

NEAREST BUS ROUTES
ROUTES R5, 95, 160, 144 (HASTINGS MAJOR TRANSIT CORRIDOR)

WALK SCORE
76

DRIVING TIMES

SIMON FRASER UNIVERSITY	5 MINS
HIGHWAY 1	12 MINS
THE AMAZING BRENTWOOD	10 MINS
DOWNTOWN VANCOUVER	30 MINS
YVR AIRPORT	42 MINS

THE AMAZING BRENTWOOD

HOLDOM STATION

LOUGHEED HWY

GILMORE STATION

BRENTWOOD TOWN CENTRE STATION

SPERLING-BURNABY LAKE STATION

LOUGHEED HWY

LAKE CITY WAY STATION

RUPERT STATION

HWY 1

BRITISH COLUMBIA INSTITUTE OF TECHNOLOGY

PRODUCTION WAY-UNIVERSITY STAITON

HWY 1

BURNABY LAKE REGIONAL PARK