

FOR LEASE | INDUSTRIAL  
2152 DOUGLAS ROAD  
BURNABY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **9,641 SF**
- ▶ **Showroom/Office/Storage Unit in a High Profile Brentwood Area Location**
- ▶ **Lease Term up to Five (5) Years**

**Chris McIntyre**

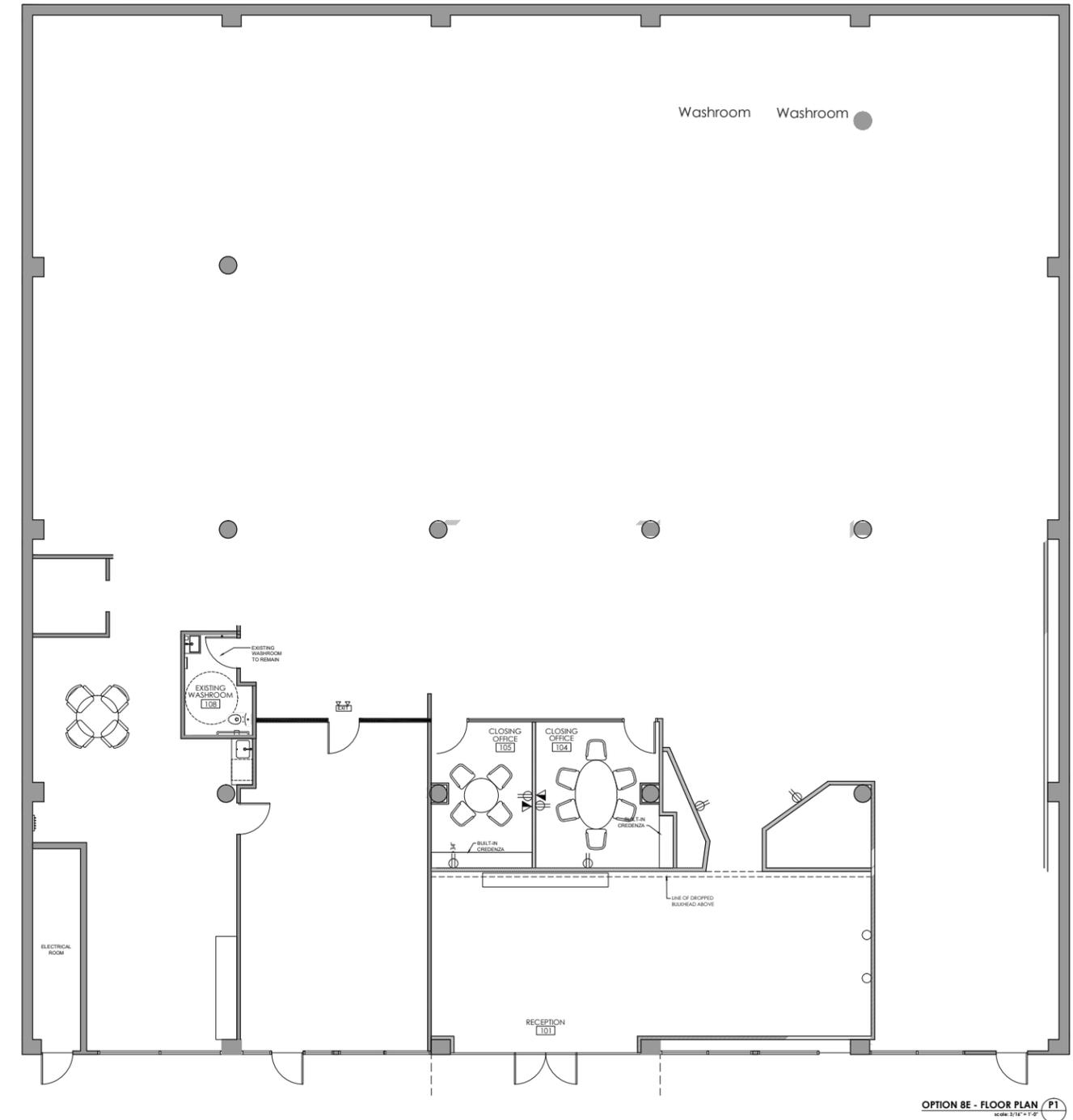
*Personal Real Estate Corporation*

D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com



### Floor Plan



OPTION 8E - FLOOR PLAN / F1  
SCALE: 3/16" = 1'-0"

### Location

The subject property is located on the southeast corner of Lougheed Highway and Douglas Road in the Brentwood area of Burnaby. This strategic location allows for excellent exposure and access to the Lougheed Highway, one of Greater Vancouver's major arteries. The property is in close proximity to the Trans-Canada Highway. These two major highways allow for quick and convenient access to all areas of Greater Vancouver. Brentwood is rapidly being re-developed with high rise residential buildings, creating a new town centre area.

### Zoning

M-2 (Industrial) permitting a wide range of uses. Contact agent for detailed zoning info.

### Site Description

The site is approximately 1.02 acres with nearly 400 feet of frontage on both Lougheed Highway and Douglas Road. The building is built into a hill with both levels having ground level access.

### Building Description

The property is currently divided into two separate rental areas. The upper level comprises 11,677 SF total. The lower ground floor 9,641 SF.

### Features

- ▶ High exposure location
- ▶ Douglas Road/Lougheed Highway frontage
- ▶ SkyTrain, shopping and restaurants nearby
- ▶ Potential synergies with neighbouring businesses
- ▶ Front reception display area
- ▶ 3 offices
- ▶ Dock loading platform
- ▶ HVAC controlled showroom/offices
- ▶ 9-10 parking stalls
- ▶ Prominent signage opportunity

### Available Area

9,641 SF

### Basic Rate

\$20.00 PSF

### Additional Rent

\$10.25 PSF

### Total Monthly Rent

\$24,303.35 plus GST

### Availability

Immediate

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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER