



- ▶ **3,965 SF Warehouse/Office Unit**
- ▶ **Kingsway/Beresford Industrial Area**

Location

The subject property is located south east of Metrotown, in Burnaby's busy Kingsway/Beresford Industrial Area. This site is one block east of Royal Oak and south of Imperial Street.

Highlights

- ▶ Concrete block construction
- ▶ Grade loading
- ▶ One block from Rapid Transit (Royal Oak Station)

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FOR SUBLEASE | INDUSTRIAL
6978 PALM AVENUE
BURNABY, BC

Zoning

M-4 (Industrial) – contact agent for detailed zoning information.

Features

- ▶ Gas-fired unit heater (warehouse)
- ▶ Washrooms up and down
- ▶ Mezzanine office
- ▶ 18' ceiling height (approximate)
- ▶ Parking available
- ▶ 3 phase power (200 amps)

Available Areas

Warehouse	3,365 SF
Mezzanine office	600 SF
Total	3,965 SF

**All measurements are approximate and must be verified by the tenant*

Availability

30 days notice

Total Monthly Rent

\$8,524.75 per month + GST & utilities

Lease Rate

\$16.00 PSF

Taxes & Operating Costs

\$9.50 PSF (2024 estimate)



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