

FENCED YARD

3133

SUMNER AVENUE  
Burnaby, British Columbia



FOR SALE/LEASE OPPORTUNITY

Owned & Managed by



Marketed by





# The Opportunity

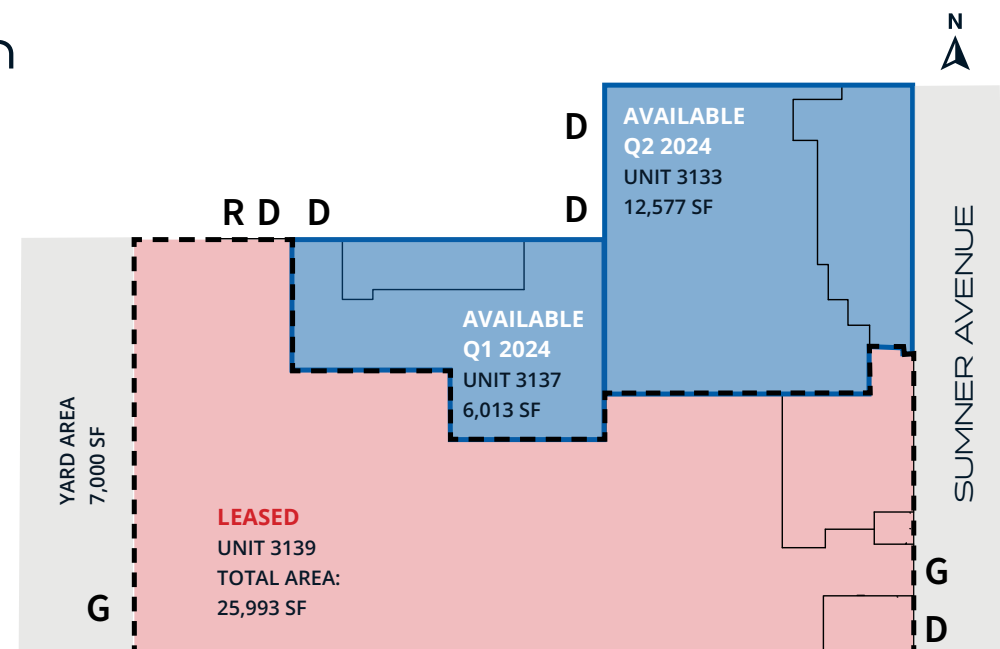
On behalf of Beedie (the "Vendor"), Jones Lang LaSalle Real Estate Services Inc. ("JLL" or the "Advisor") is pleased to present a rare opportunity to purchase or lease a 100% freehold interest at 3133 Sumner Avenue, Burnaby, B.C. Located in one of the most desirable industrial areas in all of Metro Vancouver, this 2.0 acre property is improved by a 44,583 square foot, multi-tenant building that can be offered partially tenanted.

The property's direct access to the Trans-Canada Highway, close proximity to BCIT and an abundance of retail amenities, make it an attractive option for a wide variety of industrial, laboratory, high-technology and traditional office users. The ability to multi-tenant the building allows a user to occupy all or a portion of a functional building in a prime location. It also presents an opportunity for an investor to hold 2 acres of irreplaceable real estate in one of Metro Vancouver's most sought-after commercial neighborhoods.

44,583 SF BUILDING AREA	5 Dock / 2 Grade LOADING	1200 Amps / 208 Volts POWER
2.0 Acres SITE AREA	16' CLEAR HEIGHT	M 1 ZONING

## Building Plan

Ground Floor	42,735 SF
Mezzanine	1,848 SF
Total	44,583 SF



D = Dock Doors  
G = Grade Doors  
R = Ramp

## Investment Highlights



### PROPERTY OVERVIEW

The site is improved with a concrete block industrial building demised into three (3) separate units encompassing 42,735 square feet of ground floor space and 1,848 square feet of mezzanine space. The building is serviced by five (5) dock level and two (2) grade loading doors.



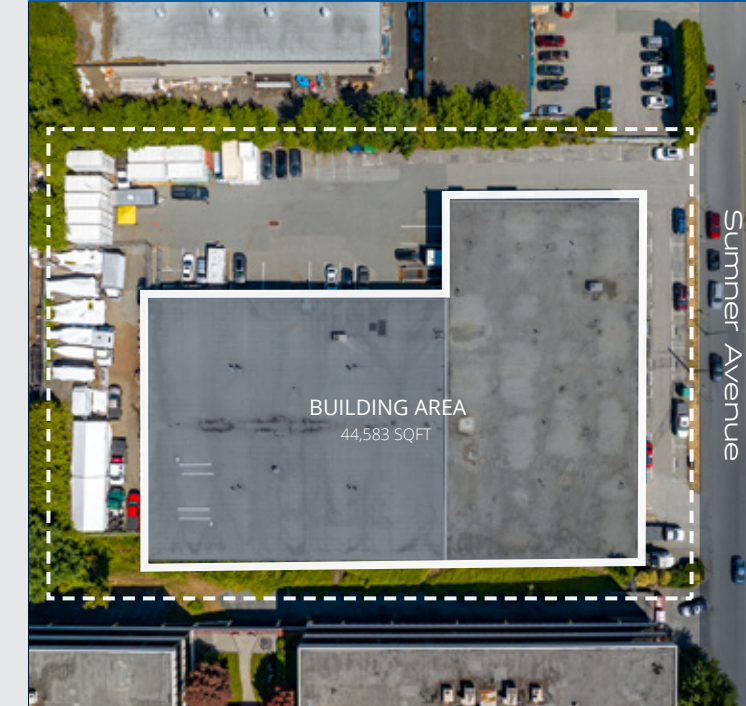
### ZONING & OCP

The Property is zoned M1 (Manufacturing District). Burnaby's OCP designates land use for the Property as Mixed Employment and the Industrial Policy Framework categorizes the lands as Industrial Business Centre. This category relates to the accommodation of a limited number of strategically located, high-amenity business centres oriented to businesses with differing combinations of research, sales/service, light manufacturing, and management/administration.



### OFFERING PROCESS

The Vendor has engaged JLL to facilitate the sale or lease of the Property. Relevant legal, environmental, financial and other documents, if available, will be made accessible through JLL's data room to approved parties that have executed the property Confidentiality Agreement. Interested parties are invited to submit an offer through JLL for consideration by the Vendor. The Offer should be made on the Vendor's form of Letter of Intent ("LOI"), available for download from the data room.



## The Location

Strategically located in the Canada Way corridor of central Burnaby, 3133 Sumner Avenue benefits from its quick access to the Trans-Canada Highway and several other major thoroughfares including Boundary Road, Canada Way and Lougheed Highway. Just 2 blocks from BCIT's main campus, 15 minutes from the Downtown core and 5 minutes from Brentwood Town Centre's amenities, the Property is truly an unparalleled location amongst the industrial submarkets of Metro Vancouver.



# Salient Details

## 3133 Sumner Avenue, Burnaby



PID(s): 010-039-775



Legal Description: PARCEL 1, LOT E, PLAN NWP14996, DISTRICT LOT 70, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (REF PL 21795)



Zoning: M1 Industrial Manufacturing District



Site Size: 2.0 Acres



Building Size: 44,583 SF



Units: 3133 - 12,577 SF  
Available: May 1<sup>st</sup>, 2024  
3137 - 6,013 SF  
Available: February 1<sup>st</sup>, 2024  
Fenced Yard - 7,000 SF



OCP Land Use: Mixed Employment



Ceiling Height: 16' Clear (approximate)



Loading Doors: 5 Dock Level Doors  
2 Grade Level Doors



Available Power: 1200 Amps / 208 Volts



Parking: 40 Stalls

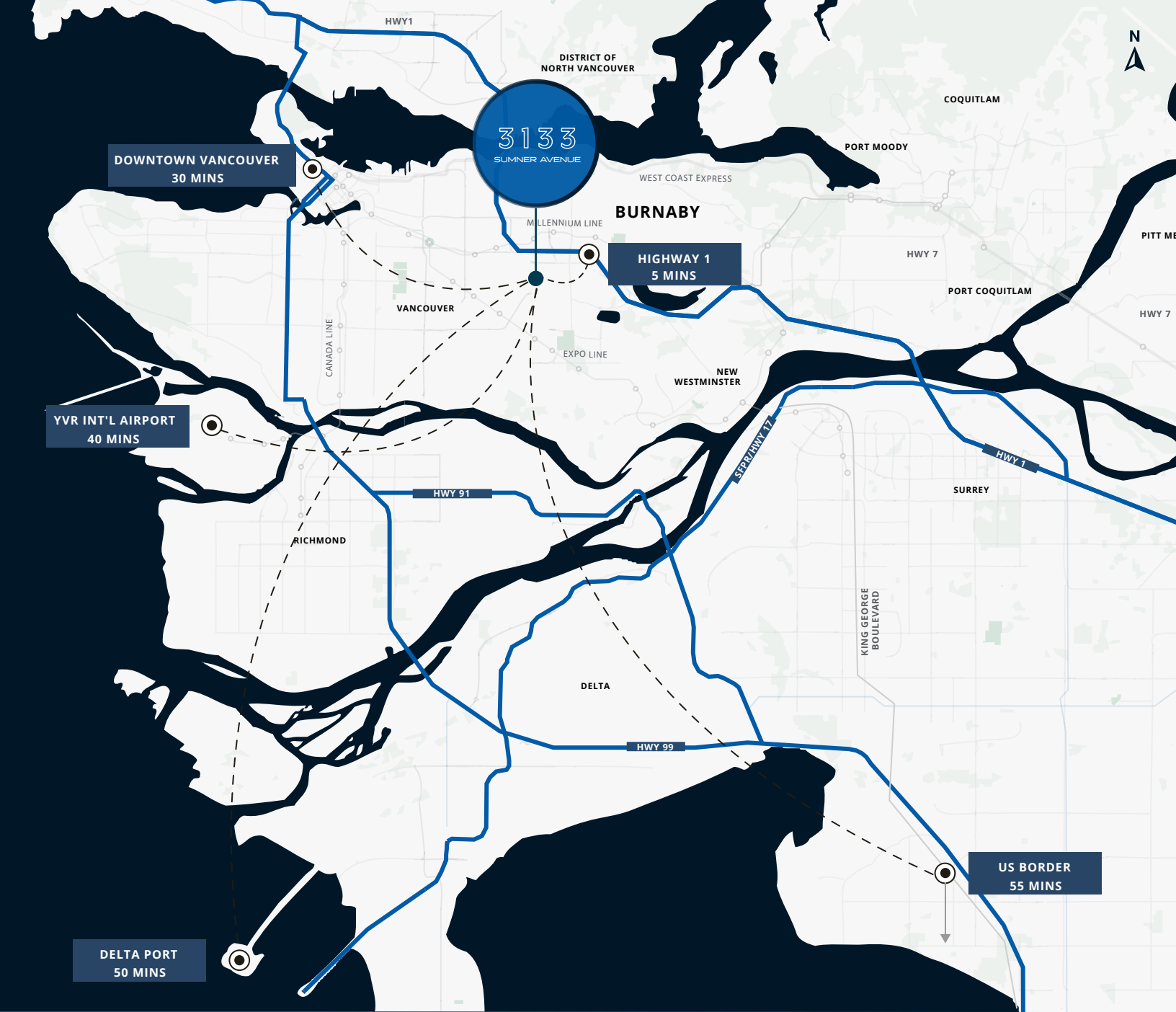


Yard Rent: \$6.00 PSF



Additional Rent: \$7.81 PSF (2024 estimate)





## Advisors

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