

Now Available Until August 2024



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FOR LEASE 7118 MacPherson Avenue, Burnaby | BC &
7280 MacPherson Avenue, Burnaby | BC

Flexible-term storage space in the
heart of Burnaby.

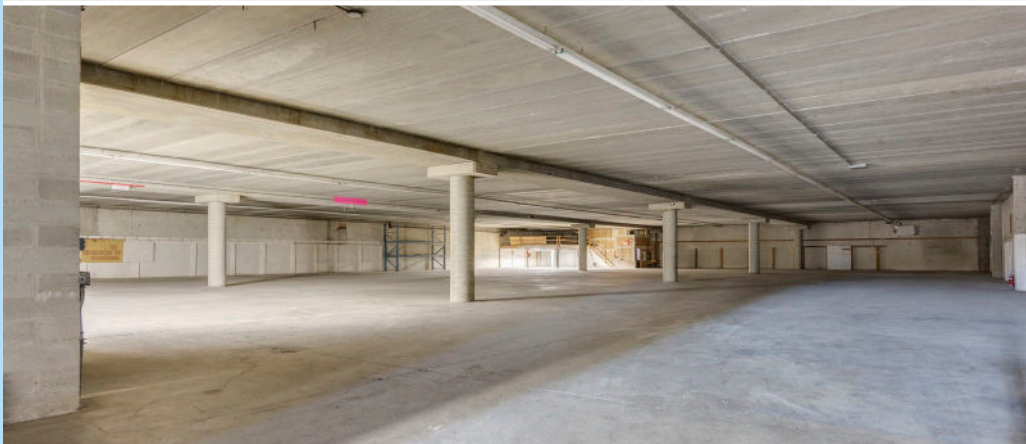
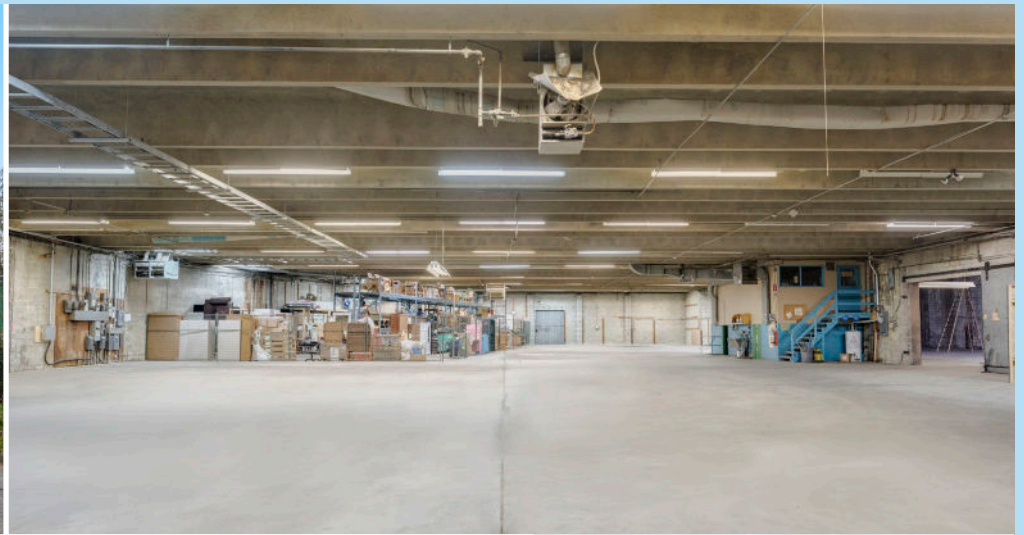
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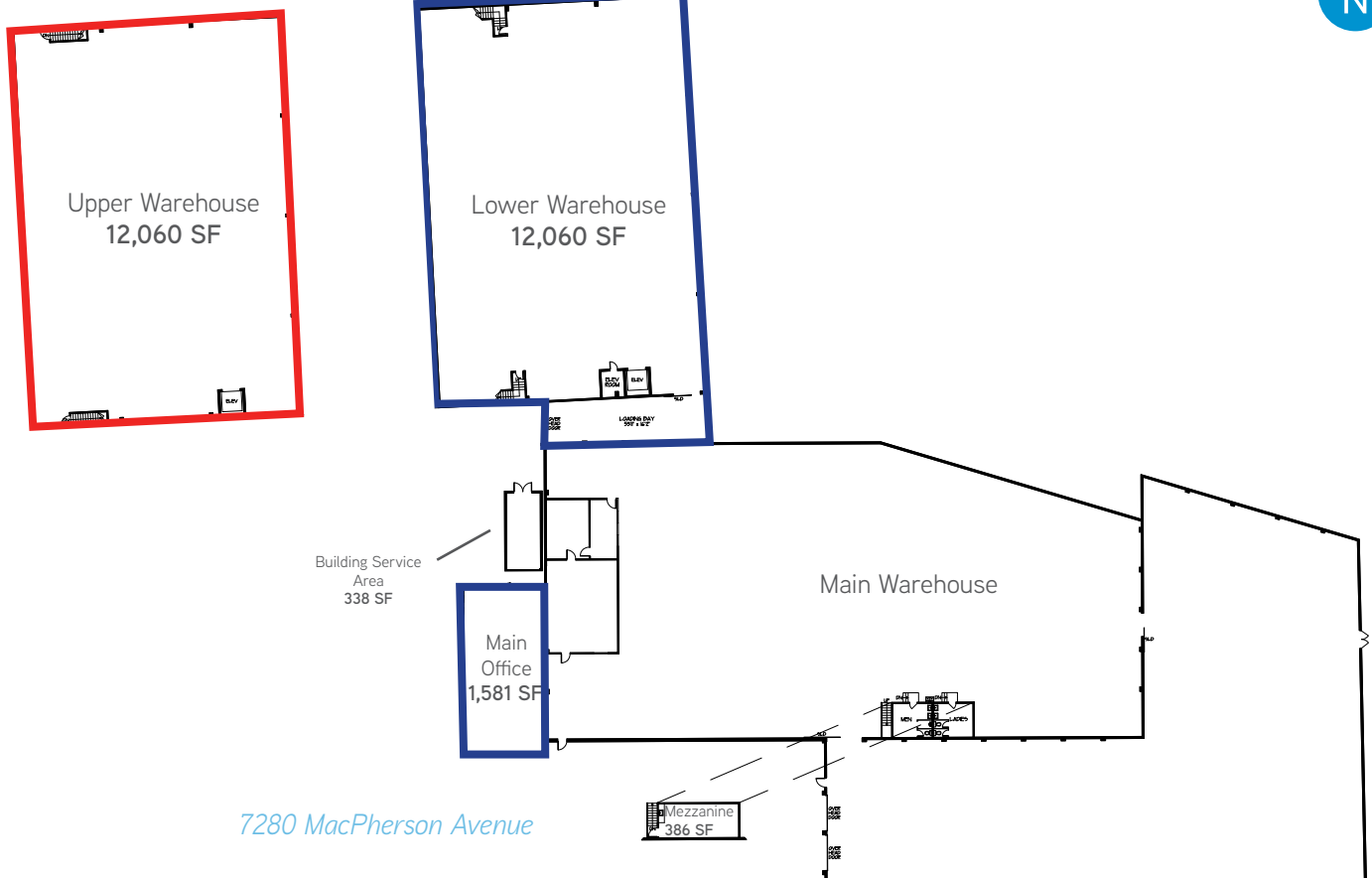
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7118 MacPherson Avenue



Location

The building occupies the southeast corner lot at the intersection of Beresford Street and MacPherson Avenue in the Royal Oak area of south Burnaby, just east of Metrotown. The location is directly south of Kingsway and offers easy access to arterial routes that connect to Kingsway, Highway #1, and Downtown Vancouver. Close proximity to retail amenities along Kingsway including Metrotown, as well as walkability to Royal Oak SkyTrain Station, make this a highly sought-after location for businesses to call home.

Building Amenities

- Excellent transit - 6-minute walk to Royal Oak Station
- 13' - 14' clear ceiling height
- HVAC in office spaces
- 1000 Amps @ 600 Volts
- Office & warehouse bathrooms
- Fluorescent lighting
- On-site & street parking available
- Dock & grade level loading

Available Space

ADDRESS	OFFICE	WAREHOUSE	TOTAL	LOADING	AVAILABILITY
Upper Warehouse (7118 MacPherson)	-	12,060 SF	12,060 SF	1 Dock 1 Grade	April 1, 2023
Lower Warehouse & Office (7280 MacPherson)	1,581 SF	12,060 SF	13,641 SF*	2 Grade	December 1, 2022

**Space can be demised into smaller portions*



Zoning

M2 - General Industried District



Gross Lease Rate

\$25.00 PSF



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