

THREE UNITS AVAILABLE
GUARANTEED TERM UNTIL APRIL 30, 2021



Contact Us

Christian Nonni

Associate

604 662 2664

christian.nonni@colliers.com

Adam Mitchell

Vice President

604 694 7207

adam.mitchell@colliers.com

FOR LEASE | 6075 Irmin Street, Burnaby | BC
6085A Irmin Street, Burnaby | BC
7470 Buller Avenue, Burnaby | BC
7470B Buller Avenue, Burnaby | BC

Efficient, short-term industrial
space in the heart of Burnaby.

Professionally Managed By:

Beedie/

Colliers International

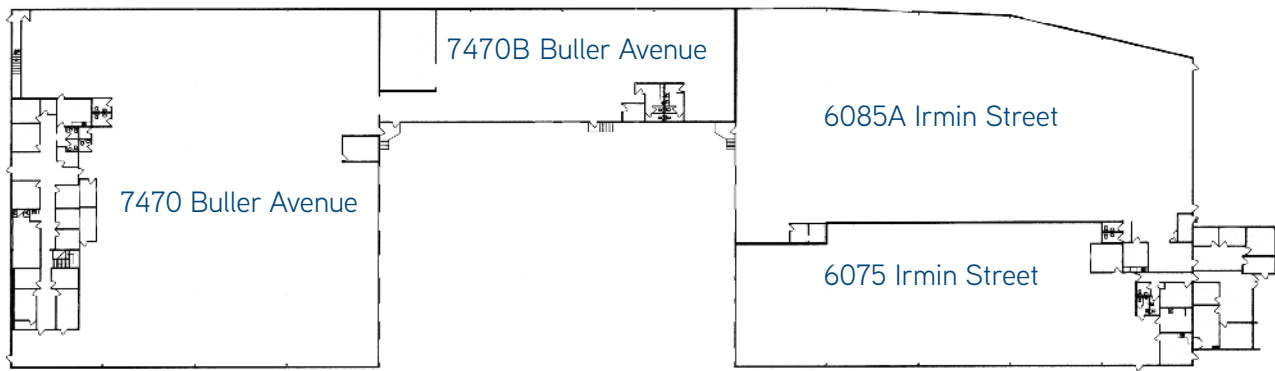
200 Granville Street | 19th Floor

Vancouver, BC | V6C 2R6

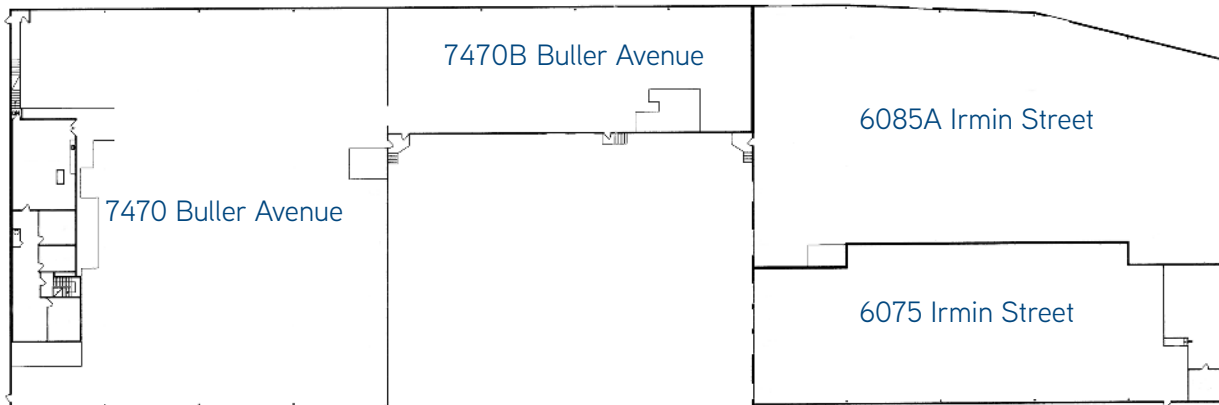
+1 604 681 4111

+1 604 661 0849





Main Level



Mezzanine Level

Location

The building occupies a corner lot at the intersection of Buller Avenue and Irmin Street in the Beresford area of south Burnaby, just east of Metrotown. The location is directly south of Kingsway and west of Gilley Avenue, and offers easy access to arterial routes that connect to Marine Way, HWY #1 and Downtown Vancouver. Proximity to retail amenities along Kingsway and at Metrotown, as well as walkability to Royal Oak SkyTrain make this a highly sought-after location for businesses to call home.

Building Amenities

- 24' clear ceiling height
- Excellent transit - 13 minute walk to Royal Oak Station
- HVAC in office spaces
- 3-phase power
- Warehouse bathrooms
- T5 lighting
- Gas-fired unit heaters in warehouse
- Skylights throughout warehouse
- Ample on-site parking
- Dock and grade level loading

Available Space

ADDRESS	OFFICE	WAREHOUSE	TOTAL	LOADING	AVAILABILITY
6075 Irmin Street	1,897 SF	10,532 SF	12,429 SF	3 Dock 1 Grade	Immediately
6085A Irmin Street	720 SF	18,737 SF	19,457 SF	2 Dock	Immediately
7470 Buller Avenue	6,242 SF	21,721 SF	27,963 SF	3 Dock 2 Grade	February 1, 2021
7470B Buller Avenue	-	7,750 SF	7,750 SF	2 Dock	LEASED
TOTAL	8,859 SF	58,740 SF	67,599 SF	10 Dock 3 Grade	

Zoning

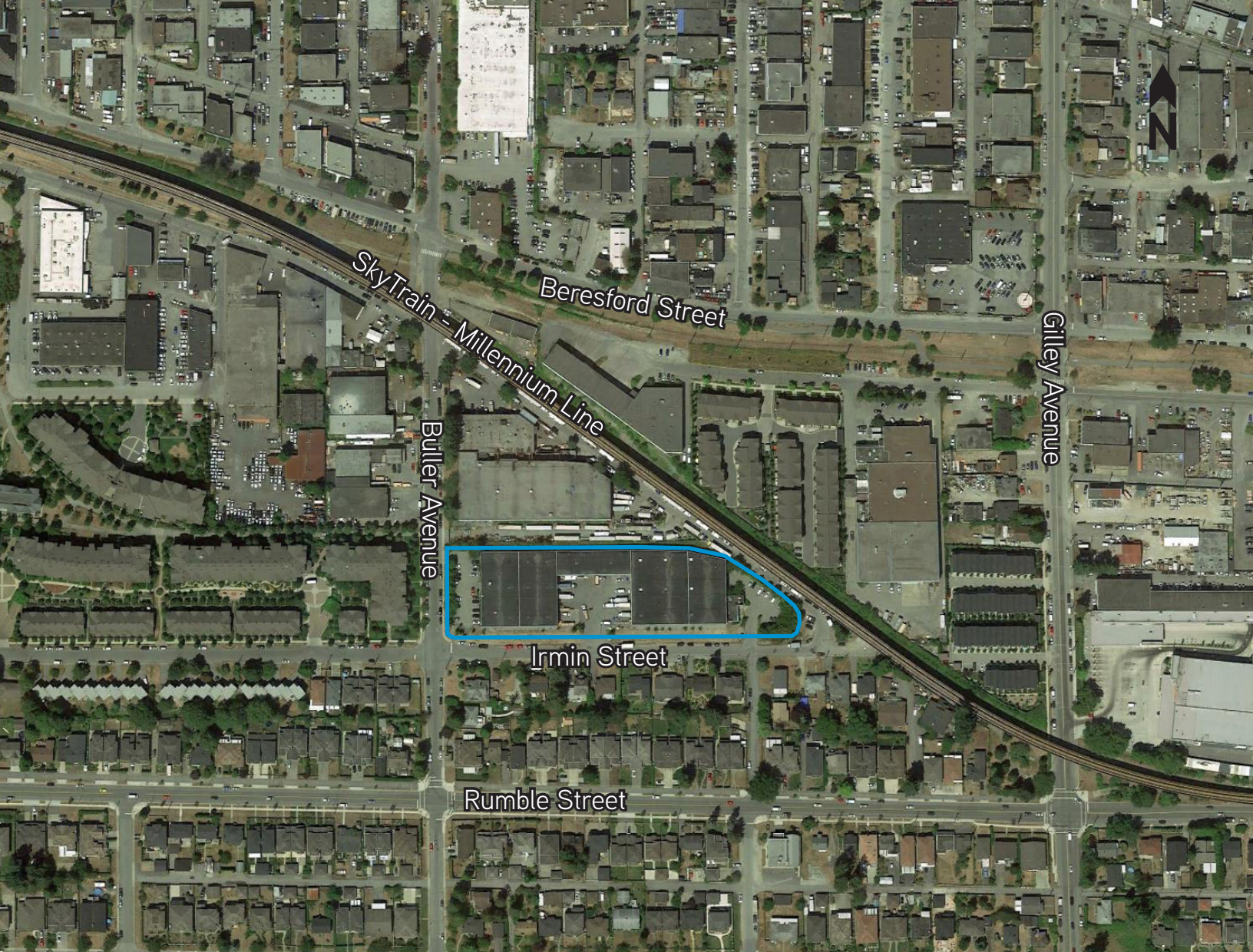
M1 - General Industrial

Lease Rate

\$11.95 / SF, net

Additional Rent

\$6.21 / SF, net
Plus 5% management fee



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