

# MEADOW at CROSSING Byrne Rd.

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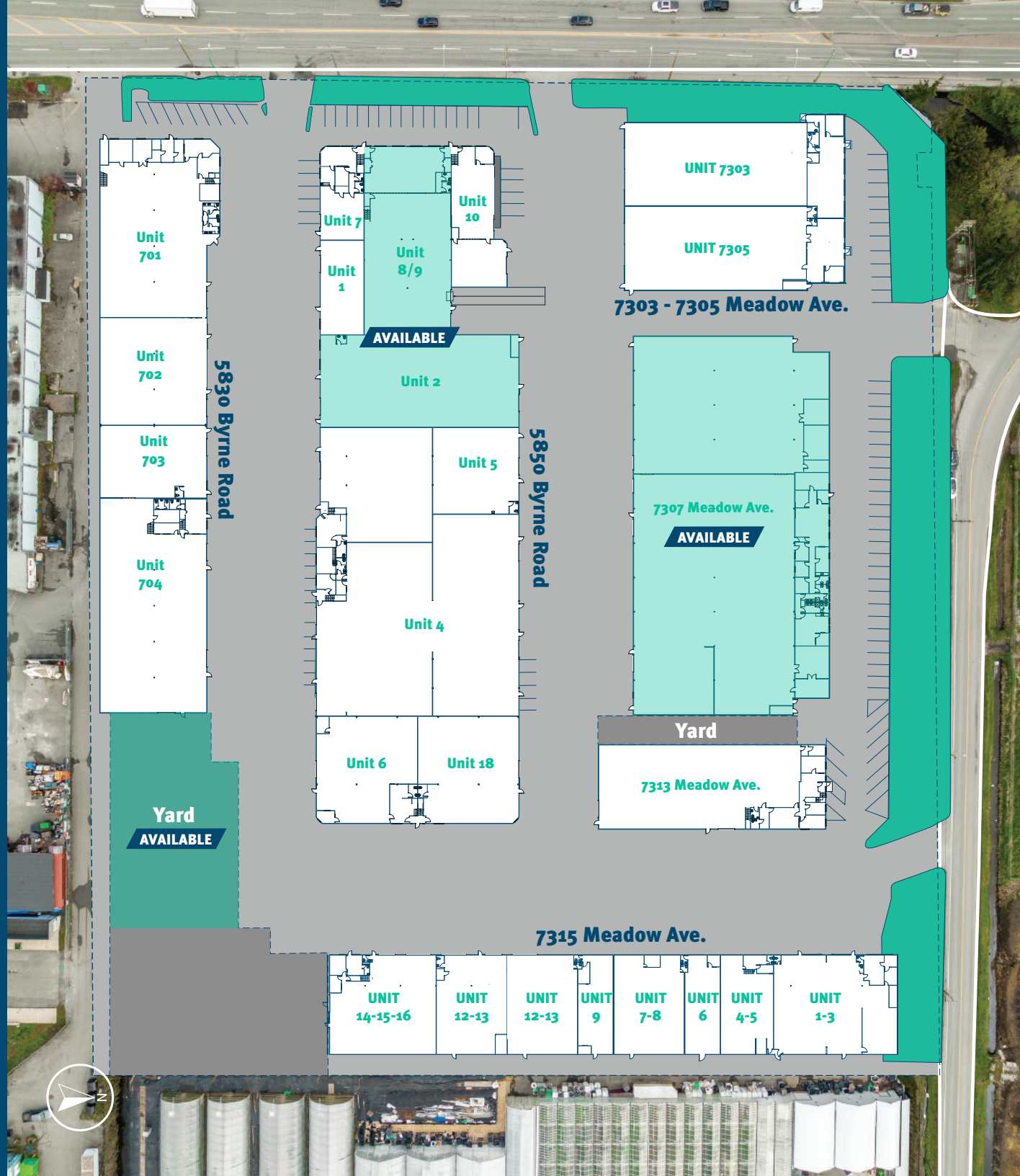
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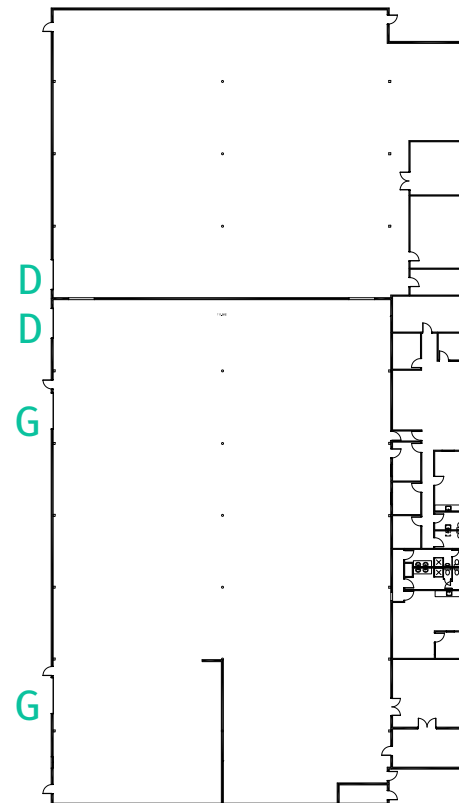
# MEADOW at CROSSING Byrne Rd.



## 7307 Meadow Avenue, Burnaby, BC

35,651 SF | Warehouse & office unit

<b>Zoning</b>	M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.	
<b>Available Area</b>	<ul style="list-style-type: none"><li>• Main floor Warehouse: 30,914 SF</li><li>• Office: 4,737 SF</li><li>• Total: 35,651 SF</li></ul>	
<b>Availability</b>	June 1, 2025	
<b>Additional Rent (est. 2024)</b>	\$6.23 + 5% management fee (2025 estimate)	
<b>Features</b>	<ul style="list-style-type: none"><li>• Direct exposure to Meadow Avenue</li><li>• 22' clear</li><li>• 2 grade level loading doors</li><li>• 2 dock level loading doors</li><li>• Sprinklered</li><li>• Ample on-site parking</li><li>• 600 amp/347 volt 3 phase electrical service</li><li>• Forced air warehouse heating</li><li>• Combination of concrete block and steel-clad construction</li><li>• 4,000 SF fenced and gated outside storage area</li></ul>	



# MEADOW at CROSSING Byrne Rd.



## 5850 Byrne Road, Burnaby, BC

Units 2 & 8/9 | 18,278 SF | Warehouse units

**Zoning** M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.

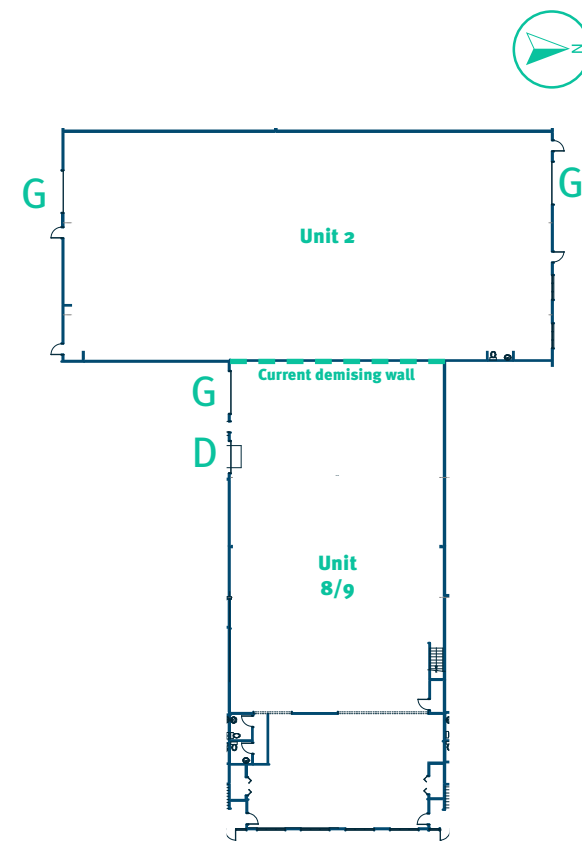
Available Area	Unit 2	Units 8/9
	<ul style="list-style-type: none"> <li>Main floor Warehouse: 8,705 SF</li> <li>Total: 8,705 SF</li> </ul>	<ul style="list-style-type: none"> <li>Main floor Warehouse: 7,753 SF</li> <li>Second floor Office: 1,820 SF</li> <li>Total: 9,573 SF</li> </ul>

**Total Available Area** 18,278 SF (units can be leased separately or together)

**Availability** September 1, 2025

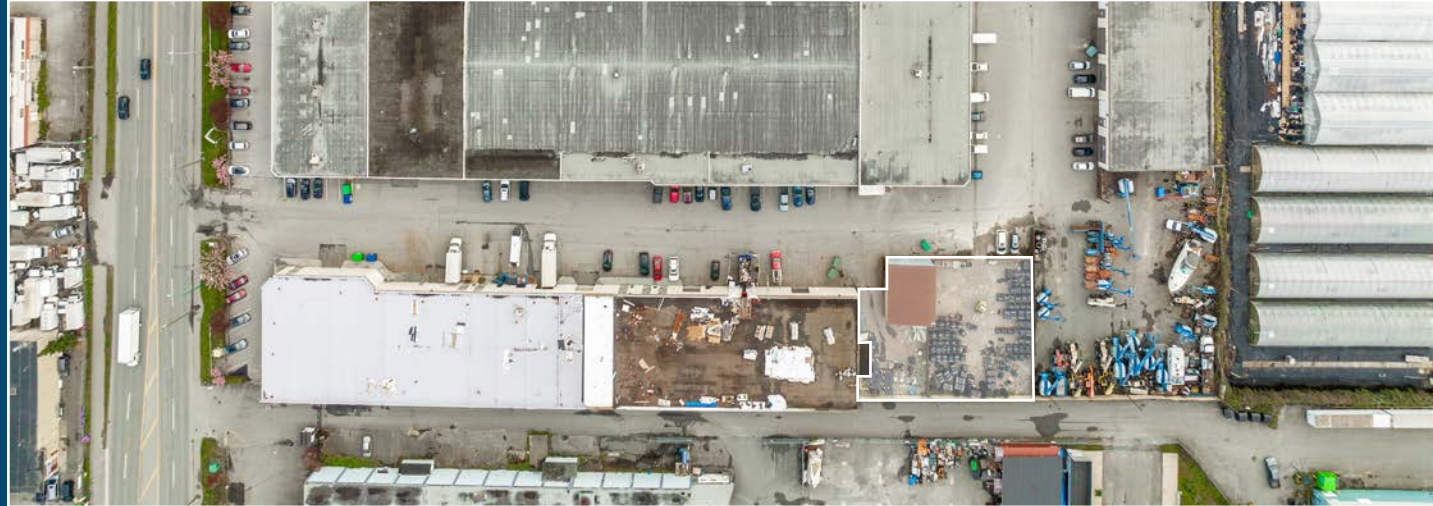
**Additional Rent (est. 2025)** \$6.23 + 5% management fee (2025 estimate)

Features	<ul style="list-style-type: none"> <li>Direct exposure to Byrne Road</li> <li>2 grade level loading doors in Unit 2</li> <li>1 dock level and 1 grade level loading doors in Units 8/9</li> <li>22' clear</li> </ul>	<ul style="list-style-type: none"> <li>Forced air warehouse heating in Unit 2</li> <li>Radiant warehouse heating in Units 8/9</li> <li>Concrete tilt-up construction</li> <li>Unit 2: 30 amp/600 volt 3 phase electrical service</li> <li>Units 8/9: 100 amp/600 volt 3 phase electrical service</li> </ul>
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# MEADOW at CROSSING Byrne Rd.



## Yard Area, Byrne Road, Burnaby, BC

10,956 SF | Fenced & secure yard area

Zoning	M-2 (General Industrial) - Allows a wide range of manufacturing, wholesaling, warehousing, distribution, and general storage with ancillary offices/showroom. This flexible zoning also allows all the uses under the M-1 zoning by-law.
Available Area	10,956 SF
Availability	September 1, 2025
Gross Rent	\$6.00/SF
Features	<ul style="list-style-type: none"><li>• Flat, level and secure yard area</li><li>• Flexible size configurations</li><li>• Truck parking permissible</li></ul>

