

# MEADOW at CROSSING *Byrne Rd.*

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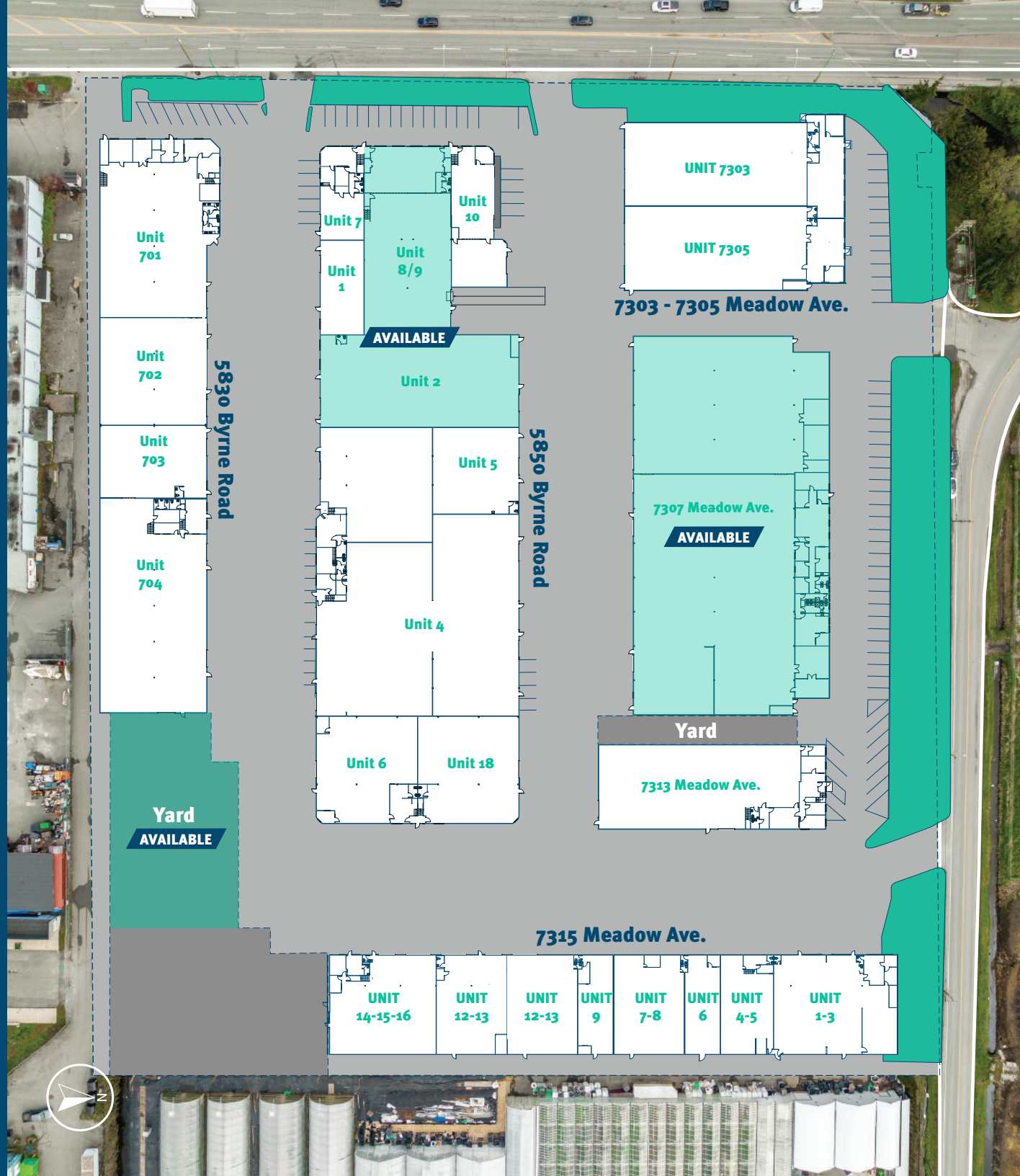
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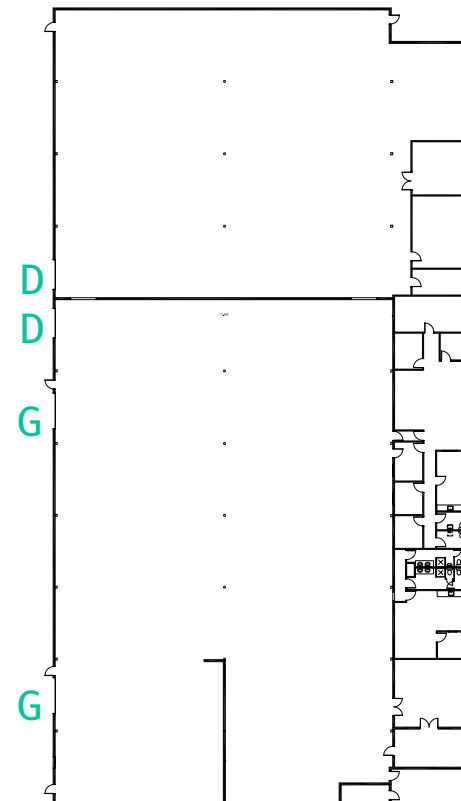
# MEADOW at CROSSING Byrne Rd.



## 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

- Main floor Warehouse: 8,705 SF
- Total: 8,705 SF

#### Units 8/9

- Main floor Warehouse: 7,753 SF
- Second floor Office: 1,820 SF
- Total: 9,573 SF

### Total Available Area

18,278 SF (units can be leased separately or together)

### Availability

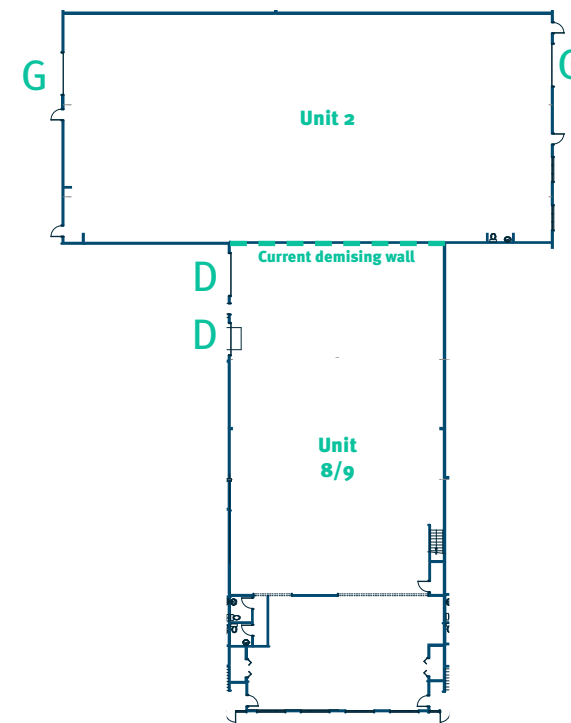
September 1, 2025

### Additional Rent (est. 2025)

\$6.23 + 5% management fee (2025 estimate)

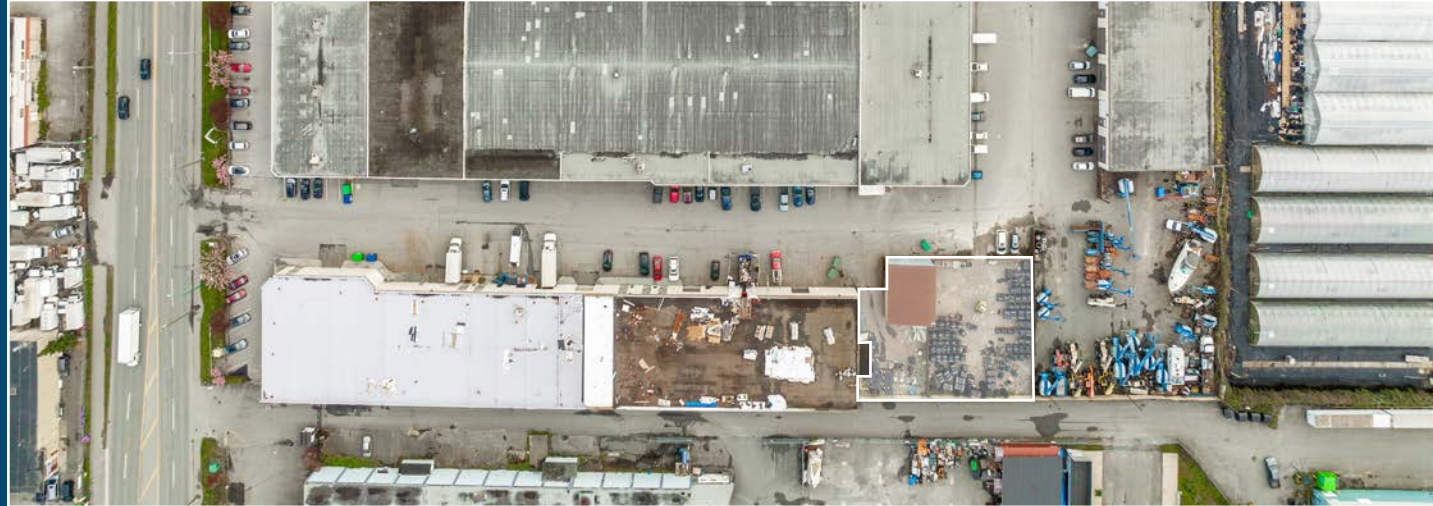
### Features

- Direct exposure to Byrne Road
- 2 grade level loading doors in Unit 2
- 2 dock level loading doors in Units 8/9
- 22' clear
- Forced air warehouse heating
- Concrete tilt-up construction
- Unit 2: 30 amp/600 volt 3 phase electrical service
- Units 8/9: 100 amp/600 volt 3 phase electrical service





# 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>

