

MEADOW at CROSSING *Byrne Rd.*

Colliers

SEAN BAGAN

Senior Vice President
Personal Real Estate Corporation

604 790 7204

sean.bagan@colliers.com

ADAM MITCHELL

Vice President
Personal Real Estate Corporation

604 694 7207

adam.mitchell@colliers.com

JACK BOUGIE

Associate

604 329 4110

jack.bougie@colliers.com

Beedie/



collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. D = dock loading door G = grade loading door



MEADOW at
CROSSING Byrne Rd.



5850 Byrne Road, Burnaby, BC

Unit 2 | 8,705 SF | Warehouse unit



Zoning	E1 (Employment District) - Supports a wide range of light industrial, commercial and private recreational uses that provide creative employment opportunities.	
Available Area	• Main floor Warehouse: 7,613 SF • Office: 1,092 SF • Total: 8,705 SF	
Availability	Immediate	
Additional Rent (est. 2026)	Estimated at \$6.50/SF (plus 5% management fee)	
Features	• Potential for drive through loading • 2 grade level loading doors • 22' clear • Flexible office build-out opportunity • Forced air warehouse heating • Concrete tilt-up construction • 30 amp/600 volt 3 phase electrical service	



Potential office layout highlighted

MEADOW at
CROSSING Byrne Rd.

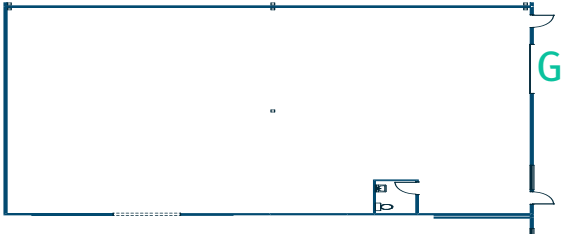


5830 Byrne Road, Burnaby, BC

Unit 703 | 3,830 SF | Warehouse unit



Zoning	E1 (Employment District) - Supports a wide range of light industrial, commercial and private recreational uses that provide creative employment opportunities.
Available Area	Main floor warehouse only 3,830 SF
Availability	October 1, 2026
Additional Rent (est. 2026)	Estimated at \$6.50/SF (plus 5% management fee)



Features	22' clear ceiling height - One (1) grade loading door - Fully sprinklered - Ample on-site parking 3-phase electrical - 200 amp @ 600 volts - Forced air warehouse heating - Easy access just off Marine Way - Concrete tilt-up construction - Open warehouse area with one (1) washroom
----------	---

MEADOW at CROSSING Byrne Rd.



Yard Area, Byrne Road, Burnaby, BC

6,000 SF | Fenced & secure yard area

Zoning E1 (Employment District) - Supports a wide range of light industrial, commercial and private recreational uses that provide creative employment opportunities.

Available Area 6,000 SF

Availability September 1, 2026

Gross Rent \$6.00/SF

- Features**
- Flat, level and secure yard area
 - Flexible size configurations
 - Truck parking permissible

