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MEADOW *at* CROSSING *Byrne Rd.*



5830 Byrne Road, Burnaby, BC

Unit 704 | 12,339 SF | Warehouse/office unit



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

Available Area

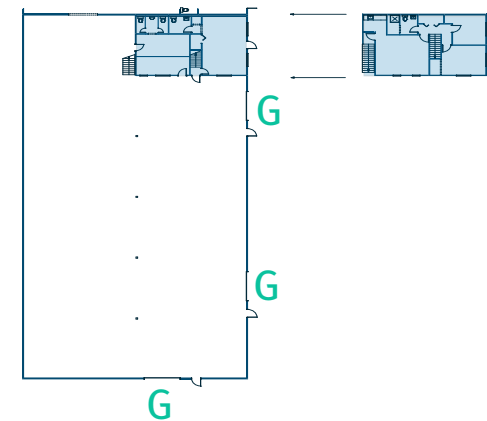
- Main floor Warehouse: 10,374 SF
- Office: 1,965 SF
- Total: 12,339 SF

Availability Contact listing agents

Additional Rent
(est. 2026) Estimated at \$6.50/SF (plus 5% management fee)

Features

- 3 grade level loading doors (12'x14')
- 21'5" clear
- Fully sprinklered
- Warehouse heated by unit heaters
- Dedicated rooftop unit (RTU) provides air conditioning for the office area
- 400 amp, 600Y/347V 3-phase electrical service



Office & mezzanine highlighted

MEADOW at
CROSSING Byrne Rd.



5850 Byrne Road, Burnaby, BC

Unit 2 | 8,705 SF | Warehouse/office 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