



CBRE

For Lease

8530 ROSEBERRY AVENUE

BURNABY, BC

Brand-New First-Class Industrial Warehouse & Office Space

Up to 51,137 SF of Move-In Ready Space

8530 ROSEBERRY AVENUE

BURNABY, BC

FOR LEASE

Opportunity

CBRE is pleased to present the opportunity to lease brand-new warehouse and office space in one of Metro Vancouver's most desirable industrial nodes situated in the heart of South Burnaby.

8530 Roseberry Avenue offers first-class industrial space accommodating businesses requirements up to 51,137 SF. The property offers the opportunity for businesses to join prominent neighbours in the Big Bend area including Amazon, Ballard Power Systems, Canada Post, Grand & Toy, Hilti Distribution Centre, Olympia Tile, and Sunco Foods.

The project features significant glazing, flexible demising options, efficient dock and grade loading, and 28' clear ceilings.

Property Details



AVAILABLE AREA

Up to 51,137 SF



ZONING

M5 (Light Industrial District)



AVAILABILITY

Immediate



LEASE RATE

\$22.50 PSF



ADDITIONAL RENT

\$4.90 PSF (2024 est.)



Flexible Demising Options from 14,955 SF to 51,137 SF

8530 ROSEBERRY AVENUE

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Property Features



LOADING

Up to 2 dock doors complete with bumpers and dock seals, 3 grade doors (including 1 oversized 24' x 16' grade door)



POWER

2000A-347/600V 3-phase main service from a 2,000 KVA substation



CEILING HEIGHT

28' clear



PARKING

68 car parking stalls (total)
(additional car parking stalls available on-site if required)



COLUMN SPACING

50' x 50' typical column spacing throughout



FLOOR LOAD

500 lbs PSF floor load capacity in warehouse



DOCK LEVELERS

40,000 lbs capacity electrical hydraulic levelers on dock doors



LOADING COURT

130' deep truck loading court (approx.)



CLEAR SPAN

61'-0" x 294'-2" clear span drive-through bay with oversized grade doors



SIGNAGE

Excellent corporate and signage exposure



SPRINKLERS

Sprinkler system in accordance with NFPA #13



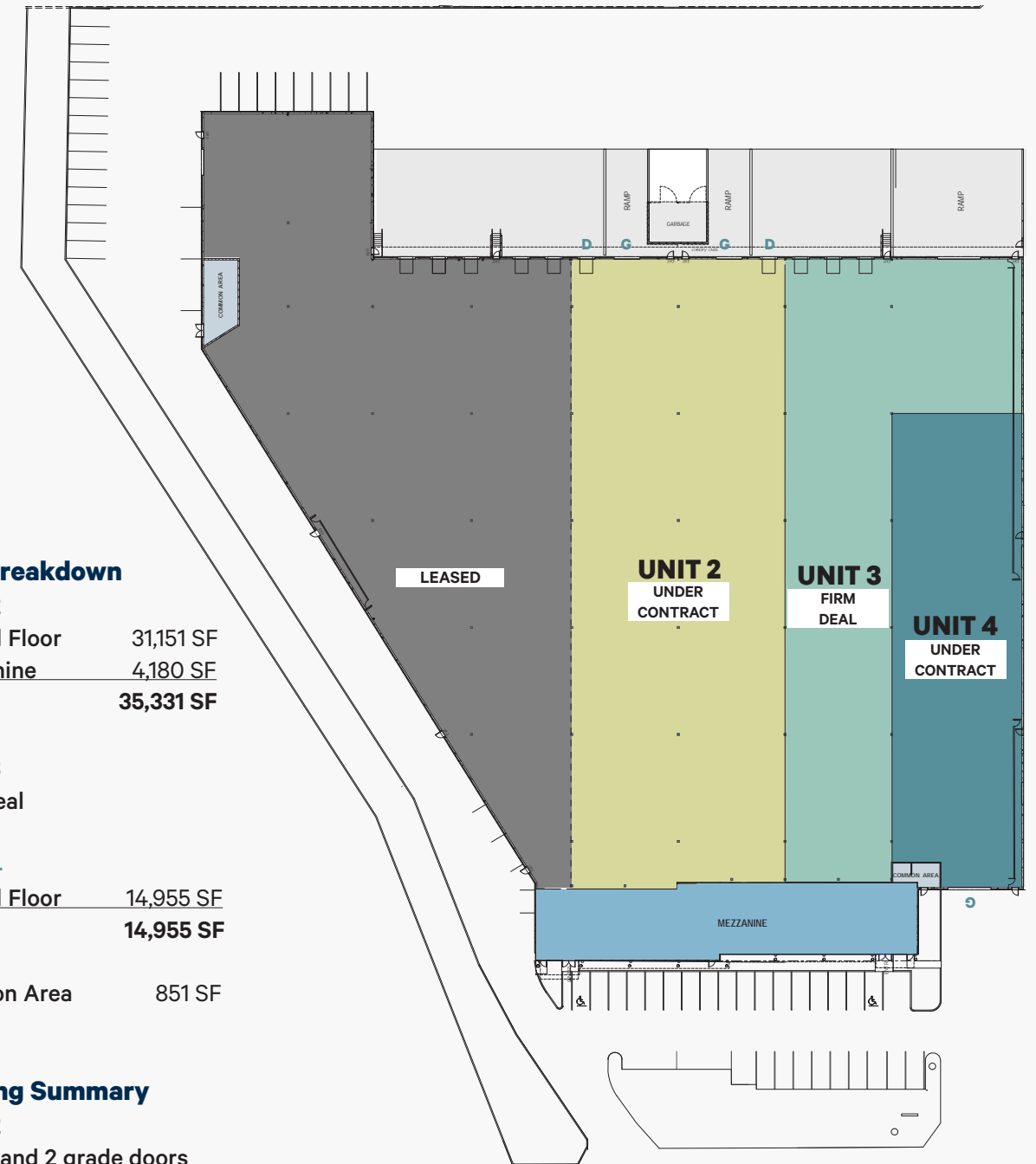
GLAZING

Extensive glazing in front office area



Site Plan

FOR LEASE



Unit Breakdown

| UNIT 2 | |
|--------------|------------------|
| Ground Floor | 31,151 SF |
| Mezzanine | 4,180 SF |
| Total | 35,331 SF |

UNIT 3

Firm Deal

UNIT 4

| | |
|--------------|------------------|
| Ground Floor | 14,955 SF |
| Total | 14,955 SF |

Common Area 851 SF

Loading Summary

UNIT 2
2 dock and 2 grade doors


UNIT 3

Firm Deal

UNIT 4

1 grade door

 **TOTAL AREA**
51,137 SF

 **LEASE RATE**
\$22.50 PSF

**Illustrative options. Flexible demising options available.
Areas are approximate. Site plan not to scale.*

Location





8530 Roseberry Avenue is nestled at the high-exposure corner of Marine Way and Roseberry Avenue within South Burnaby's well-established industrial market of Big Bend. The comprehensive planned area of Big Bend is home to industrial establishments including: Marine Way Estates, Marine Way Business Centre, Glenlyon Business Park, Glenwood Industrial Estates, New Haven Business Park, and Riverbend Business Park.

The central location offers excellent proximity to all municipalities across the Lower Mainland and easy access to Highway 91, Trans-Canada Highway, South Fraser Perimeter Road, and the Vancouver International Airport. The property offers excellent access for commuters with direct transportation connecting to Millennium Line and Canada Line SkyTrain Stations as well as access to a plethora of retail and food services in the surrounding area.



ACCESS TO PUBLIC TRANSPORTATION

Serviced by immediate bus access located directly outside the property along Roseberry Avenue, the property offers direct connection to bus hubs and rapid transit including Marine Gateway, 22nd Street Station, Metrotown Station and Edmonds Station.

-  **BUS 100** - Marpole Loop to 22nd Street Station
(operates every 10 minutes)
-  **BUS 116** - Metrotown Station to Edmonds Station
(operates every 15 minutes)
-  **BUS 146** - Metrotown Station to Suncrest
(operates every 30 minutes)
-  **BUS 147** - Metrotown Station to Edmonds
(operates every 20 minutes)
-  **BUS 31** - Metrotown Station to River District
(operates every 30 minutes)

AMENITIES IN THE AREA

The property is surrounded by mixed-use commercial developments and a master-planned community within a 5-km radius including River District, Big Bend Crossing, Marine Way Market, and Metropolis at Metrotown.

LOCAL AMENITIES

A&W, Best Buy, Cactus Club Cafe, Canadian Tire, Dollarama, Mark's, Michael's, LOCAL Public Eatery, Staples, Save-On-Foods, Starbucks, Tim Hortons, T&T Supermarket, Walmart Supercentre, White Spot

NEIGHBOURS IN THE AREA

- | | |
|--|------------------------------------|
| 1 United Flower Growers Co-op | 5 Hilti Distribution Centre |
| 2 Rymar Synthetic Grass & Rubber Flooring | 6 Ballard Power Systems |
| 3 Bath Fitter | 7 Houle Electric |
| 4 MB Studios | 8 Amazon |

CBRE

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BURNABY, BC

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