

# 5595 Roy Street Burnaby, BC

Up to 12,487 SF Freestanding Industrial/Office Building

Located in North Burnaby Minutes from Lougheed Highway & Holdom SkyTrain Station









# The Opportunity

5595 Roy Street offers up to 12,487 SF of warehouse and office space for sublease in the well-established Still Creek industrial area of North Burnaby. The property is centrally located within Metro Vancouver and is strategically situated parallel to major thoroughfares, the Trans-Canada Highway and Lougheed Highway, offering excellent access throughout the region.

Located in proximity to the master-planned mixed-use residential and commercial communities of Brentwood and Gilmore Place, this property benefits from access to a plethora of services and amenities in these neighbouring urban centers and is within walking distance to the Millennium Line's Holdom SkyTrain Station.

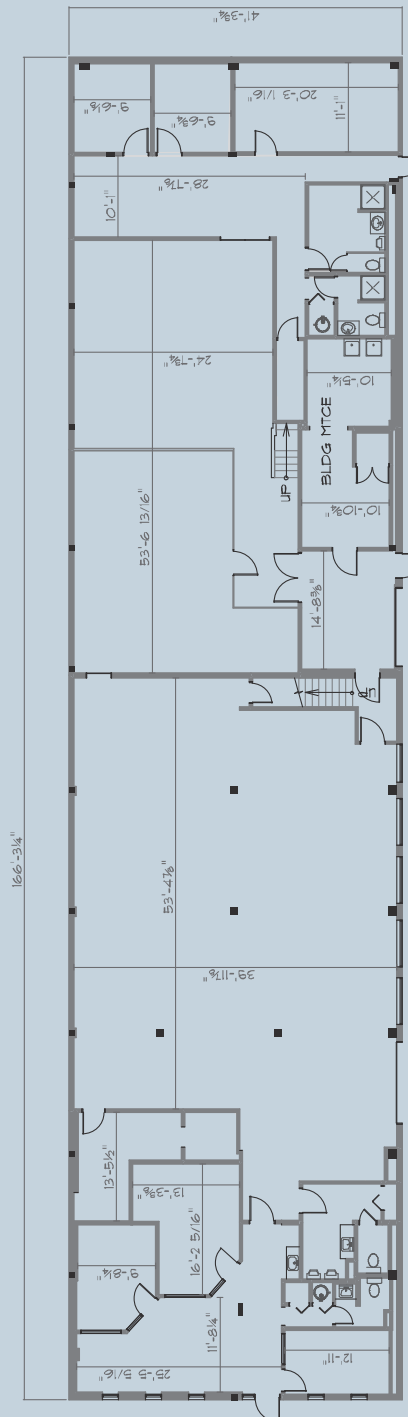


# Property Features

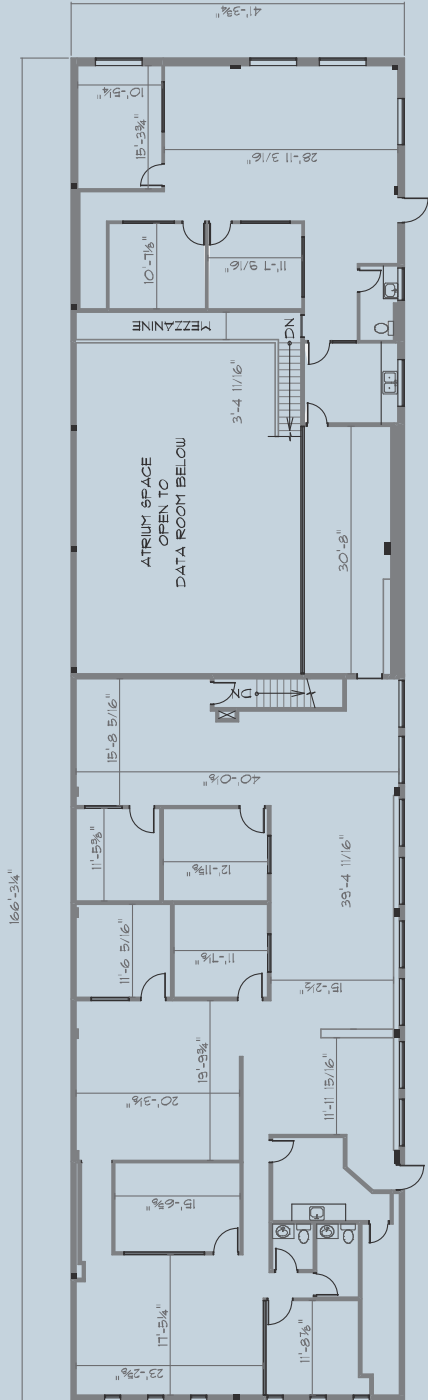
-  Two (2) grade loading doors on the ground floor
-  Fluorescent lighting in warehouse and office area
-  Open and private offices areas and kitchenettes on both floors
-  External staircase to access second floor
-  Four (4) washrooms on ground floor and three (3) washrooms on second floor
-  Fenced, gated, and secured site

# Floor Plan

## Ground Floor



## Second Floor



Floor plan not to scale.

# Property Details

12,487 SF  
Available Area

30 Days' Notice  
Availability

May 31, 2027  
Sublease Term Expiry

Contact Listing  
Agents  
Asking Sublease Rate

\$5.91 PSF  
Taxes & Operating Cost  
(2025 est.)

M2 (General  
Industrial)  
Zoning





Drive Times

- 4 min To Trans-Canada Highway
- 5 min To Lougheed Highway
- 5 min To Boundary Road
- 5 min To Amazing Brentwood
- 10 min To Metrotown
- 20 min To Downtown Vancouver
- 30 min To Vancouver International Airport

Neighbours in the Area

- 1 Lordco Auto Parts
- 2 Seaspan
- 3 Rocky Mountain Chocolate
- 4 Purolator
- 5 California Closets
- 6 Enterprise
- 7 Jim Pattison
- 8 18 Wheels Warehousing & Trucking

Amenities in the Area

- 1 K Chicken
- 2 Starbucks
- 3 Subway
- 4 REVS Bowling
- 5 Costco Wholesale
- 6 The Keg Steakhouse + Bar
- 7 F45 Training
- 8 The Rec Room

Contact

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