



BURNABY'S PREMIER BUSINESS PARK

NEW HAVEN BUSINESS PARK

DIRECT EXPOSURE
TO MARINE WAY

FOR LEASE



Developed by:



Marketed by:

CB Richard Ellis Limited
1111 West Georgia Street, Suite 600
Vancouver, BC V6E 4M3
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UNIT 105: Building 2A
8620 Glenlyon Parkway



7,438 square feet of high quality
flex industrial / office space

For further information, please contact:

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newhavenbusinesspark.com

NOW AVAILABLE: 7,438 square feet of flex industrial / office space

UNIT FEATURES

- :: ESFR sprinklers
- :: ±24' clear ceiling heights
- :: T-5 warehouse lighting
- :: extensive glazing
- :: Marine Way exposure
- :: 1 dock loading door with leveller
- :: 1 grade loading door
- :: 7,438 SF including 1,498 SF structural mezzanine storage/future office area



UNIT SIZE

Warehouse:	4,442 SF
Ground Floor Office:	1,498 SF
Mezzanine Storage:	1,498 SF
Total:	7,438 SF

LEASE RATE

\$12.25 per square foot net

TAXES & OPERATING COSTS

Estimated at \$3.68 per square foot for 2010 and applicable on ground floor area only

ZONING

CD (Comprehensive District under M5 and B1 guidelines)

