



# **FOR LEASE**



UNIT 105: Building 2A

7,438 square feet of high quality



8620 Glenlyon Parkway

**CBRE CB RICHARD ELLIS** 

flex industrial / office space

Developed by:

**PREMIER** 

**BURNABY'S** 

AMACON

WORK WELL" amacon.com

Marketed by:

### **CB Richard Ellis Limited**

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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
- :: I-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

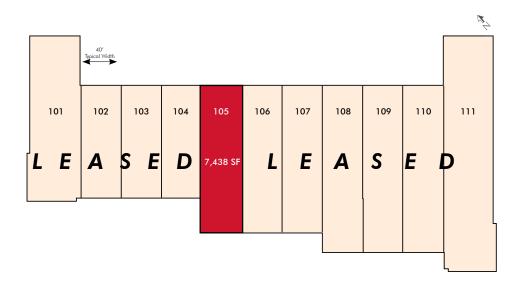
\$12.25 per square foot net

### 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)



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