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GLENWOOD 5

INDUSTRIAL ESTATES

UNIT #101
8289 NORTH FRASER WAY,
BURNABY



GLENWOOD 5

INDUSTRIAL ESTATES

Glenwood Industrial Estates is situated in one of the most central, easily accessible locations in Metro Vancouver and provides conveniences and amenities unmatched by any other business park. With access to Downtown Vancouver without Fraser River crossings, Glenwood Industrial Estates has become one of the most sought after industrial developments in Metro Vancouver.

OVERVIEW

Glenwood Industrial Estates consists of 8 buildings comprising over 700,000 square feet in total, offering tenants both flexibility and opportunities for growth. Developed and owned by an institutional partnership and managed by Trioest Realty Advisors (B.C.) Inc., Glenwood is the premier light industrial development in Burnaby. It is the only high quality, masterplanned and mature industrial business park with boulevard landscaping, street lighting and urban trails, located within the core markets of Metro Vancouver.





NEARBY AMENITIES

Big Bend Crossing and Marine Way Market now provide a broad variety of retail, service and restaurant amenities to the Big Bend area and are within minutes of Glenwood Industrial Estates. Amenities include:

FOOD

Starbucks
Cactus Club
White Spot
Tim Hortons
Boston Pizza
Nando's
McDonald's
Subway
Mucho Burrito
Papa Greek

SERVICES

TD Bank
Vancity
Purolator
Insurance
Dental
Iris Eye Care

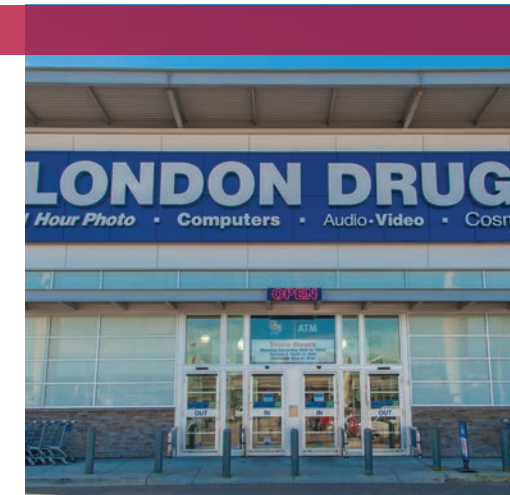
SHOPPING

Canadian Tire
London Drugs
Staples
Sport Chek
PriceSmart Foods
Winners/HomeSense
PetSmart
Mark's Work Warehouse
Cobs Bread
Kin's Farm Market
BC Liquor Store

TRANSIT

Transit routing and scheduled services have significantly improved for the Big Bend Industrial Area. TransLink has rerouted the #116 bus along the entirety of North Fraser Way with buses running every 20-30 minutes, from 5:30 a.m. to 10:00 p.m. during weekdays.

Travel time from Edmonds SkyTrain Station to Glenwood Industrial Estates is 15 minutes. Travel time from Metrotown to Glenwood Industrial Estates is 21 minutes.

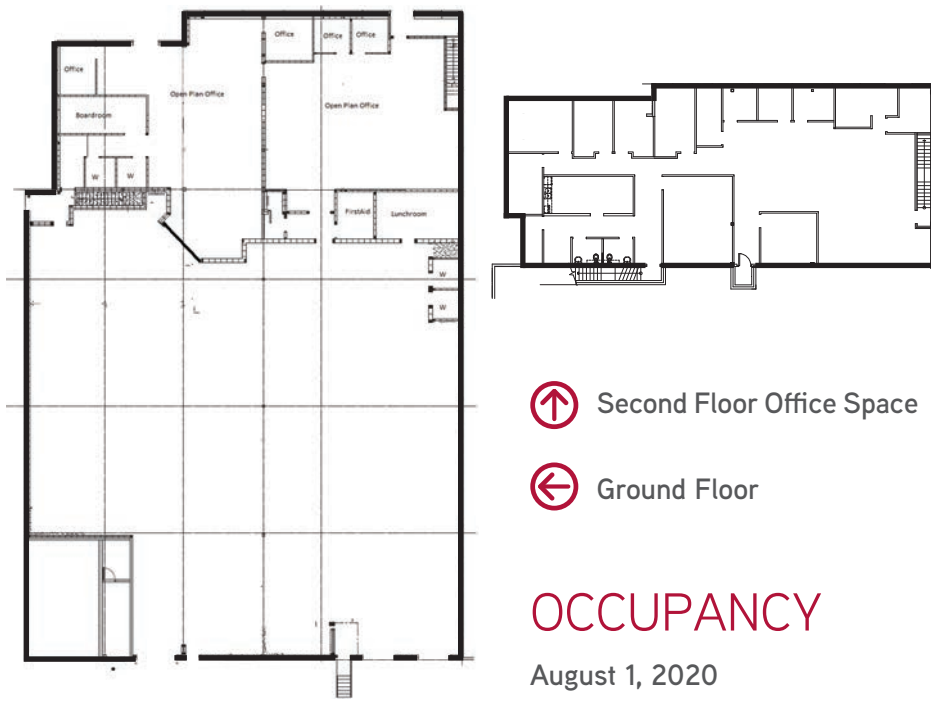




FEATURES

- › Air-conditioned, well-designed office layout on 2 levels. Second floor consists of boardroom, training room, perimeter offices, staff lunchroom and remainder open plan workspace
- › 50' (w) x 32' (d) typical coloumn spacing with 32' staging bay
- › 3 dock loading doors with hydraulic levelers, canopies and dock seals
- › 1 grade loading door
- › 26' ceiling height offering high cubic storage capacity
- › T5HO lighting system in warehouse
- › Warehouse heating supplied by a ducted rooftop mounted heating system
- › 200 Amp 600 Volt 3-phase electrical service, per bay
- › 500lbs per square foot live floor load capacity
- › Superior truck maneuvering area and an abundance of parking
- › Master planned business park setting, with boulevard landscaping, street lighting and a vibrant walking trail system
- › Professionally managed by Triovest Realty Advisors (B.C.) Inc.

FUTURE SITE PLAN*



**The site plan above is illustrated not as existing, but after current tenant's restoration.*

AVAILABLE AREA

Area	Size (SF)
Ground floor	16,781 SF
Second floor office	4,750 SF
Total Area	21,531 SF

LEASE RATE

\$14.00 per square foot, net

OPERATING COSTS

\$4.72 per square foot (2019)

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