



3918 Kitchener Street & 1440 Ingleton Avenue Burnaby, BC

- 3,330 Sq Ft to 25,872 Sq Ft

Steve Caldwell | Personal Real Estate Corporation
Steve.Caldwell@dtzbarnicke.com
Direct Tel: (604) 895 2224
Cellular: (604) 809 3122

Chris McIntyre
Chris.McIntyre@dtzbarnicke.com
Direct Tel: (604) 630 3392
Cellular: (604) 889 0699

DTZ Barnicke Vancouver Limited
800 – 475 West Georgia Street
Vancouver, BC
Canada V6B 4M9



Location:

At the geographic centre of Greater Vancouver, the property is located two blocks east of Boundary Road and two blocks north of First Avenue.

Description Of Improvements:

The project comprises two multi-tenant warehouse buildings of concrete block and poured in place concrete. The rental area comprises the entire east building with frontage on Kitchener Street and Grant Street.

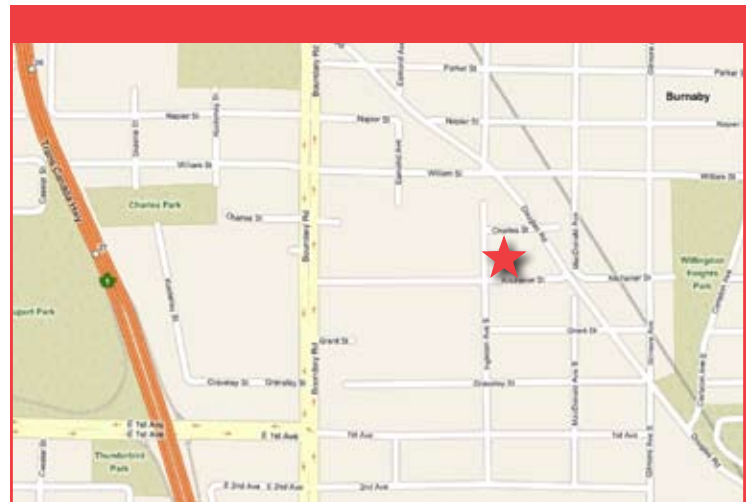
Rental Area (Approx):

3918 Kitchener Street		14402 Ingleton Avenue	
Warehouse	21,872 sq ft	Warehouse	3,330 sq ft
Offices	4,000 sq ft	Offices	0 sq ft
Total	*25,872 sq ft	Total	3,330 sq ft

**The building can be divided to provide for 2 tenancies. Approx. 11,319 sq ft and 14,553 sq ft units*

Building Features:

- 4 sawtooth docks with covered platform
- Heavy concrete floor pad
- 6 loading doors
- 17' ceiling (15' to underside of glulams)
- Heavy 1,200 amp 480 volt 3 phase electrical with substation
- Ample truck manoeuvring room
- Ample parking
- 1440 Ingleton: dock loading



Zoning:

M-3 Heavy Industrial

Lease Rate:

3918 Kitchener – Asking \$7.50 per sq ft net per annum
1440 Ingleton – Asking \$8.00 per sq ft net per annum

Taxes & CAM (2010):

\$3.90 per sq ft per annum

Comments:

The warehouse was formerly used by a printing company, most recently Select Publications, and features good floors, lighting, heavy electrical power and dock loading.