



# NEW HAVEN BUSINESS PARK

## FOR LEASE

BURNABY'S PREMIER BUSINESS PARK



Developed by:



Marketed by:

**CBRE Limited**  
1111 West Georgia Street, Suite 600  
Vancouver, BC V6E 4M3  
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[www.cbre.ca](http://www.cbre.ca)

## Phase One: Building 2C 8610 Glenlyon Parkway

# CBRE

43,907 square feet of high quality  
flex industrial / office space

For further information, please contact:

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[newhavenbusinesspark.com](http://newhavenbusinesspark.com)

**Building 2C: From 4,323 - 13,109 square feet of ground floor warehouse space available**

**NOW LEASING**

**BUILDING FEATURES**

- ESFR sprinklers
- ±24' clear ceiling heights
- 3 dock and 1 grade loading doors
- T-5 warehouse lighting
- Extensive glazing
- Marine Way exposure
- Turnkey office packages available
- Mezzanine available for storage or finished office space
- Abundant surface parking available



**BUILDING SIZE**

43,907 square feet

**LEASE RATE**

Competitive rates by proposal (contact Listing Agents)

**TAXES & OPERATING COSTS**

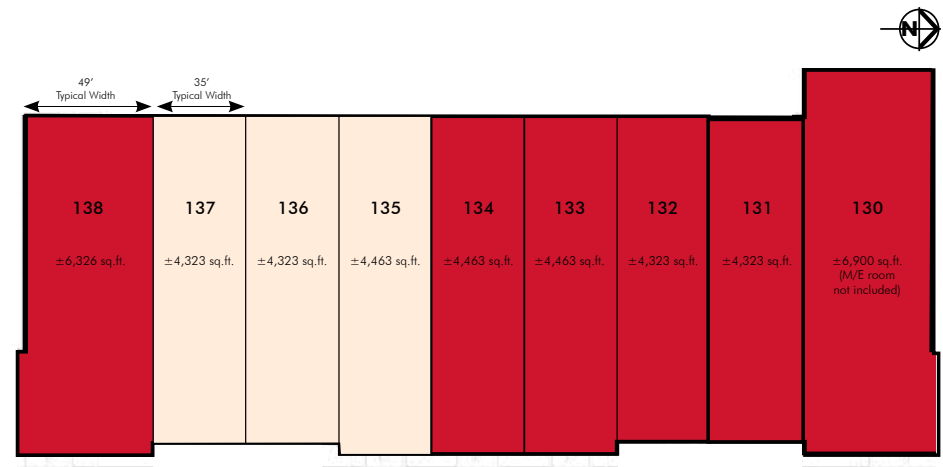
Estimated at \$3.52 per square foot (2011)

**ZONING**

- :: M5 - Light Industrial
- :: B1 - Suburban Office
- :: Zoning permits up to 25% ancillary retail

**BAY SIZES**

Starting at 4,323 square feet



CBRE Limited | 1111 West Georgia Street | Suite 600 | Vancouver, BC V6E 4M3

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