

FOR LEASE | INDUSTRIAL
#302 & 305 - 3815 1ST AVENUE
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Unit 302 – 5,638 SF Plus 1,453 SF Mezzanine**
- ▶ **Unit 305 – 8,451 SF Dock Loading Unit (4 Doors)**
- ▶ **14,089 SF Combined**
- ▶ **Popular 1st Avenue & Boundary Road Location**

Chris McIntyre

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com



Unit 305

Location

The property is strategically located on the north side of 1st Avenue and a half-block east of Boundary Road in North Burnaby. The property offers quick and easy access to Highway 1, Lougheed Highway, downtown, and the North Shore.

Zoning

M-3 (Heavy Industrial)

Features

- ▶ Close to Highway 1 and transit (Gilmore Station)
- ▶ Concrete block construction
- ▶ 2 loading docks (unit 302)
- ▶ 4 loading docks (unit 305)
- ▶ 2 dock levelers (unit 305)
- ▶ Ample parking and loading areas
- ▶ 16' warehouse ceiling height (approximate)



Unit 305



Unit 305

Unit Areas (Approximate)

UNIT 302	
Main floor	5,638 SF
Mezzanine	1,453 SF
Total	7,091 SF

UNIT 305	
Office	580 SF
Warehouse	7,871 SF
Total	8,451 SF

Side by side units can be combined for 14,089 SF total plus 1,453 SF mezzanine.

Basic Rent

\$23.00 PSF NNN
 \$5.00 PSF (unit 302 mezzanine only)

Additional Rent (2024)

\$7.21 PSF (main floor)

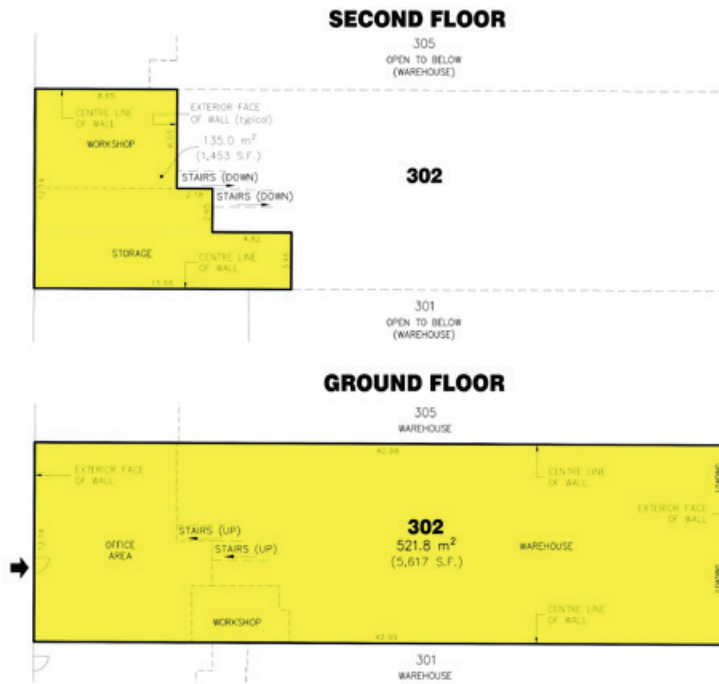
Total Monthly Rent

Unit 302 – \$14,799.09 plus GST & utilities
 Unit 305 – \$21,275.39 plus GST & utilities

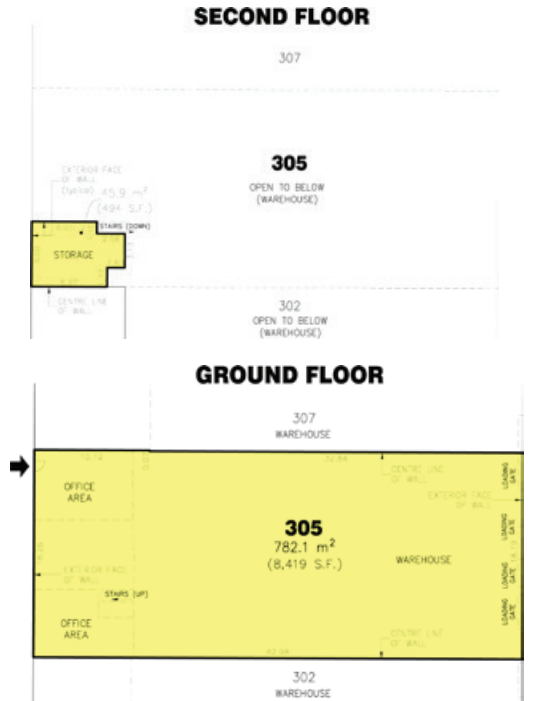
Availability

Unit 302 – November 1, 2024
 Unit 305 – July 1, 2024

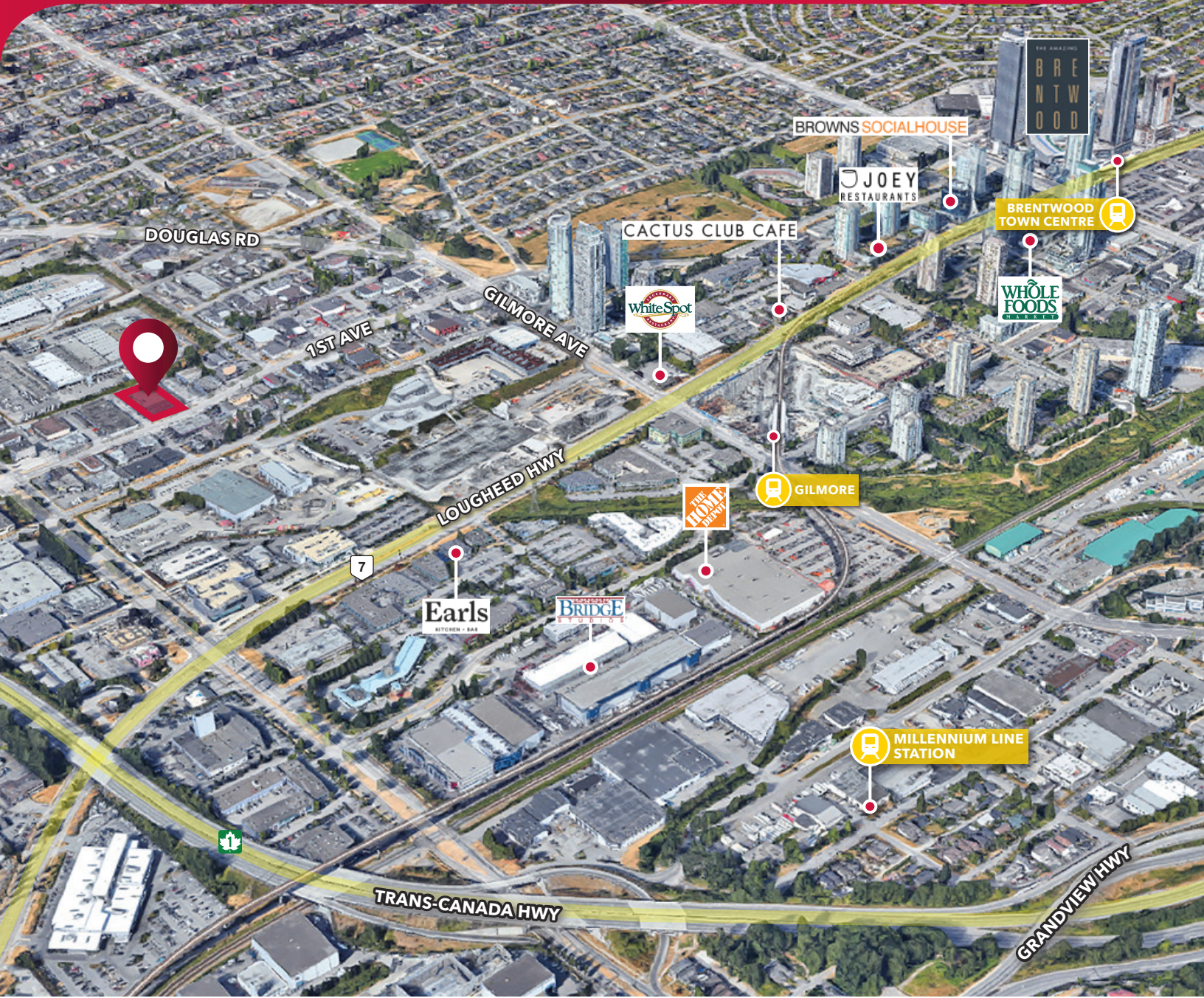
Unit 302 Floor Plans



Unit 305 Floor Plans



FOR LEASE | INDUSTRIAL
#302 & 305 - 3815 1ST AVENUE
BURNABY, BC



Chris McIntyre
Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

© 2024 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 523. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

