FOR LEASE | INDUSTRIAL UNIT 305 - 3815 1ST AVENUE BURNABY, BC









- ▶ 8,451 SF Dock Loading Unit (4 Doors)
- ► Popular 1st Avenue & Boundary Road Location

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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
- ► Dock loading (4 doors)
- ► Dock leveler (2 doors)
- ► Ample parking and loading areas



Unit Areas (Approximate)

Office	1,000 SF
Warehouse	7,451 SF
Total	8,451 SF

Basic Rent

\$23.00 PSF NNN

Additional Rent

\$7.21 PSF (2024)

Total Rent

\$21,275.393 per month plus GST & utilities

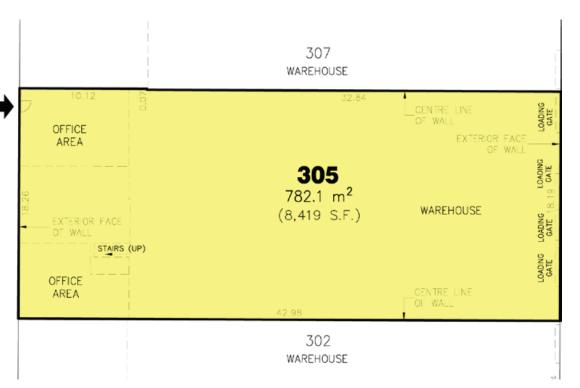
Availability

July 1, 2024

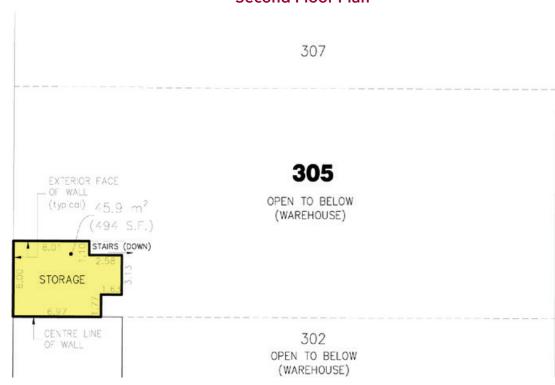


Ground Floor Plan



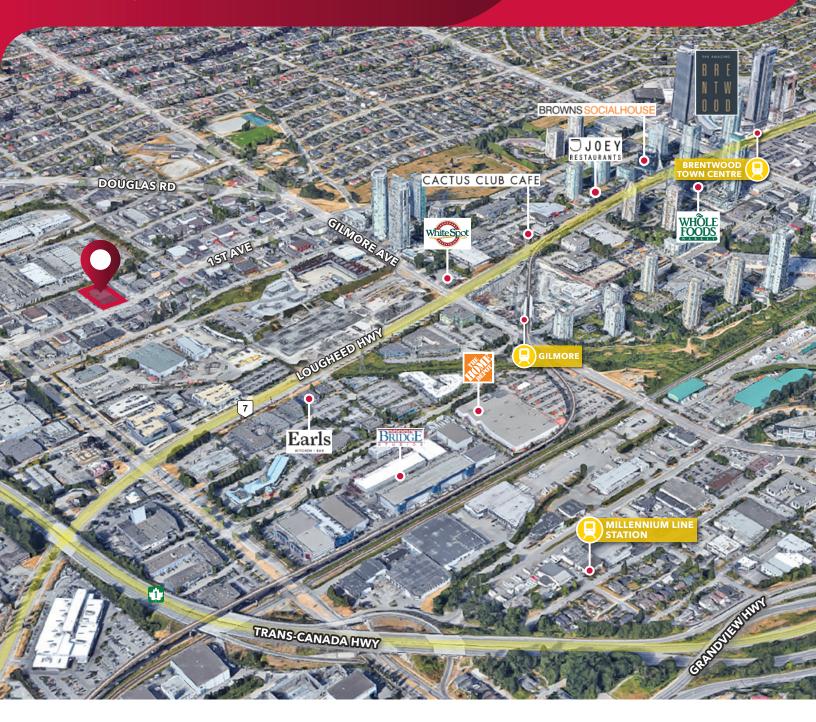


Second Floor Plan



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