

FOR LEASE | INDUSTRIAL
#307 - 3815 1ST AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 5,716 SF Dock Loading Unit (2 Doors)
- ▶ Popular 1st Avenue & Boundary Road Location
- ▶ Ample Loading Area for Large Trucks

Chris McIntyre

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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.

Features

- ▶ Close to Highway 1 and transit (Gilmore Station)
- ▶ Concrete block construction
- ▶ 3 private offices/reception area
- ▶ 2 dock loading doors
- ▶ Ample parking and loading areas
- ▶ 16' warehouse ceiling height (approximate)
- ▶ Lunchroom
- ▶ Unit 1 level



Zoning

M-3 (Heavy Industrial)

Unit Areas (Approximate)

Office	1,000 SF
Warehouse	4,716 SF
Total	5,716 SF

Basic Rent

\$23.00 PSF NNN

Additional Rent

\$8.01 PSF (2025)

Total Monthly Rent

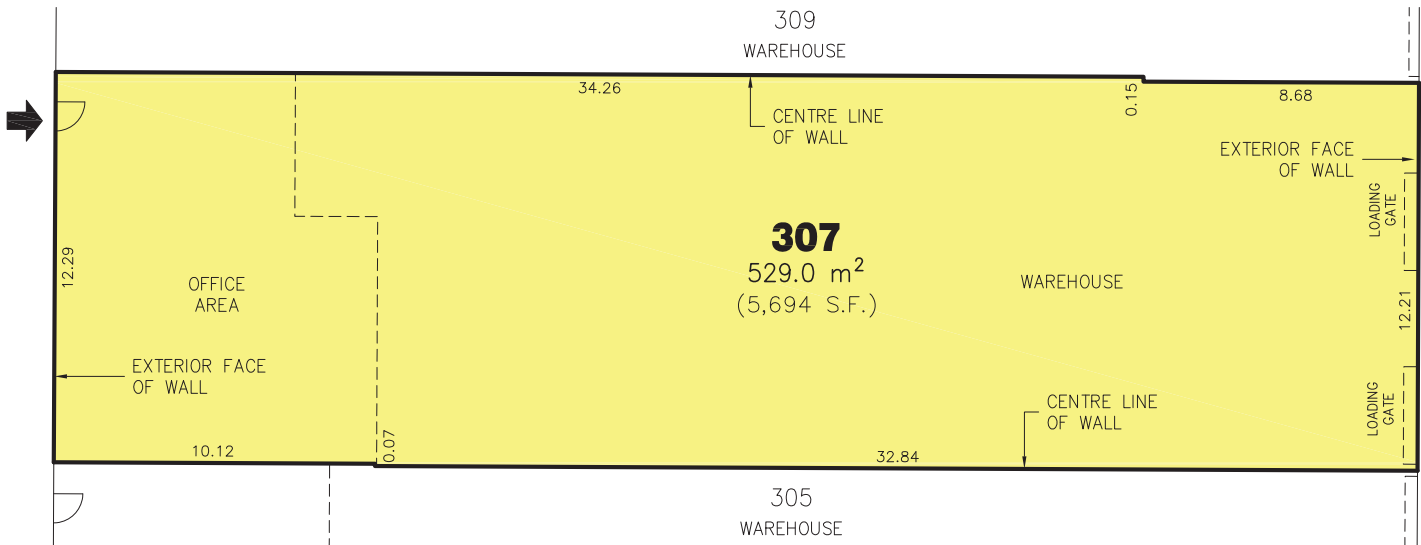
\$14,771.10 plus GST & utilities

Availability

May 1, 2025



Ground Floor Survey



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