

FOR LEASE | INDUSTRIAL
#402 - 3835 1ST AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



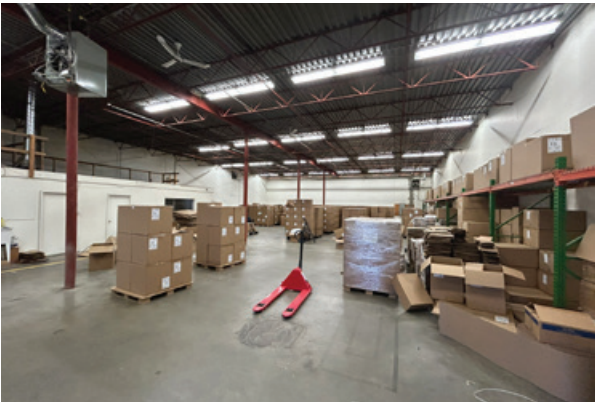
- ▶ 6,194 SF Dock and Grade Loading Unit
- ▶ Popular 1st Avenue & Boundary Road Location
- ▶ Quick and Easy Access to Highway 1 and Rapid Transit (Gilmore Station)

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
- ▶ Dock and grade loading
- ▶ Dock leveler
- ▶ Ample parking and loading areas



Zoning

M-3 (Heavy Industrial)

Unit Areas (Approximate)

Office	881 SF
Warehouse	5,313 SF
Total	6,194 SF

Basic Rent

\$21.00 PSF NNN

Additional Rent

\$8.45 PSF (2025)

Total Monthly Rent

\$15,201.11 per month plus GST & utilities

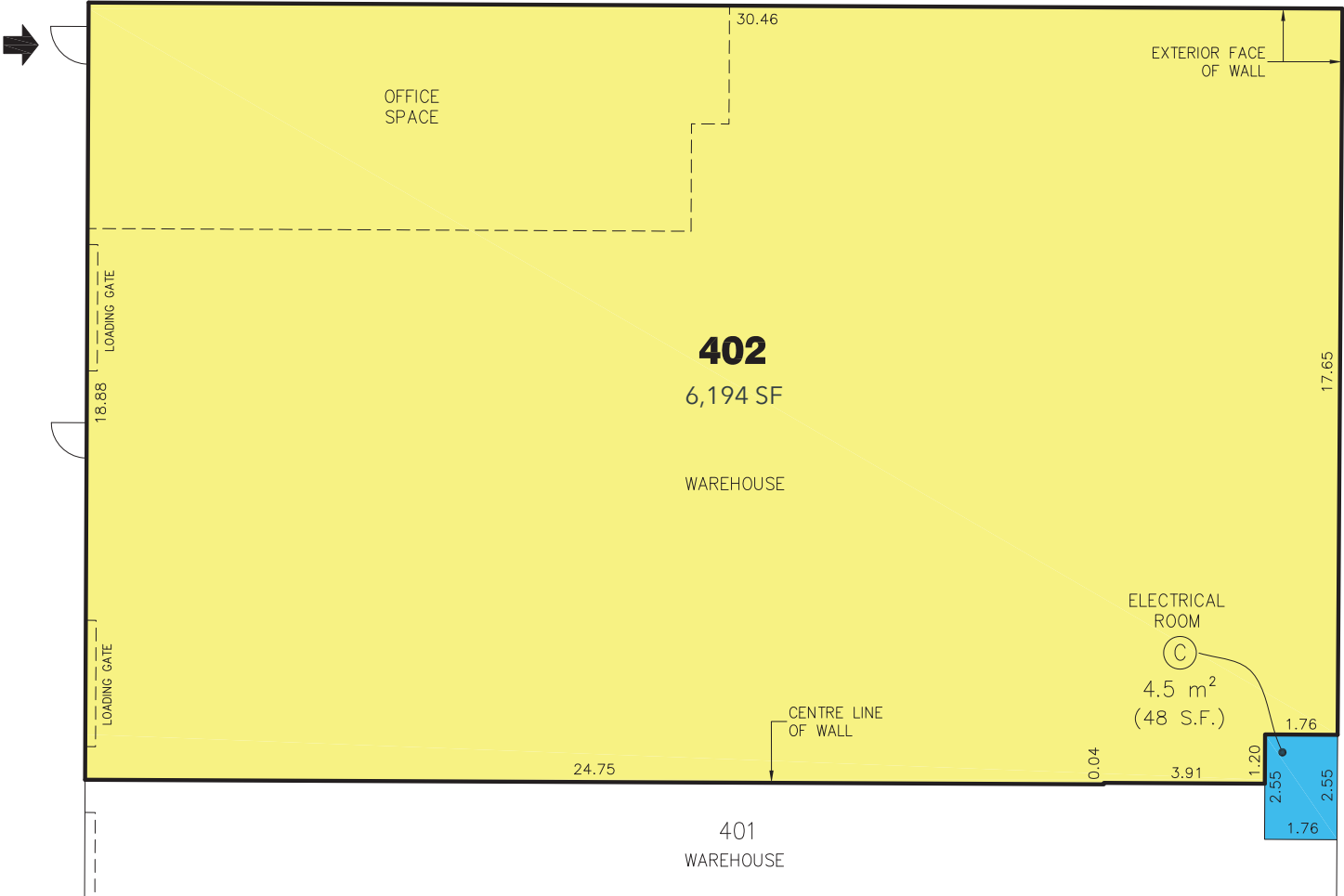
Availability

30 days notice

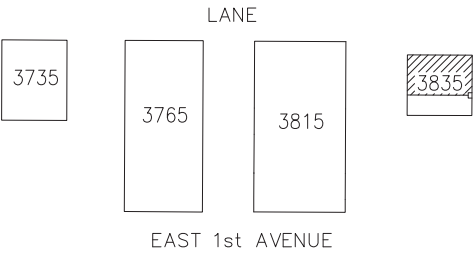
Unit 402 Survey



GROUND FLOOR



KEY PLAN
GROUND FLOOR



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50
YEARS IN VANCOUVER