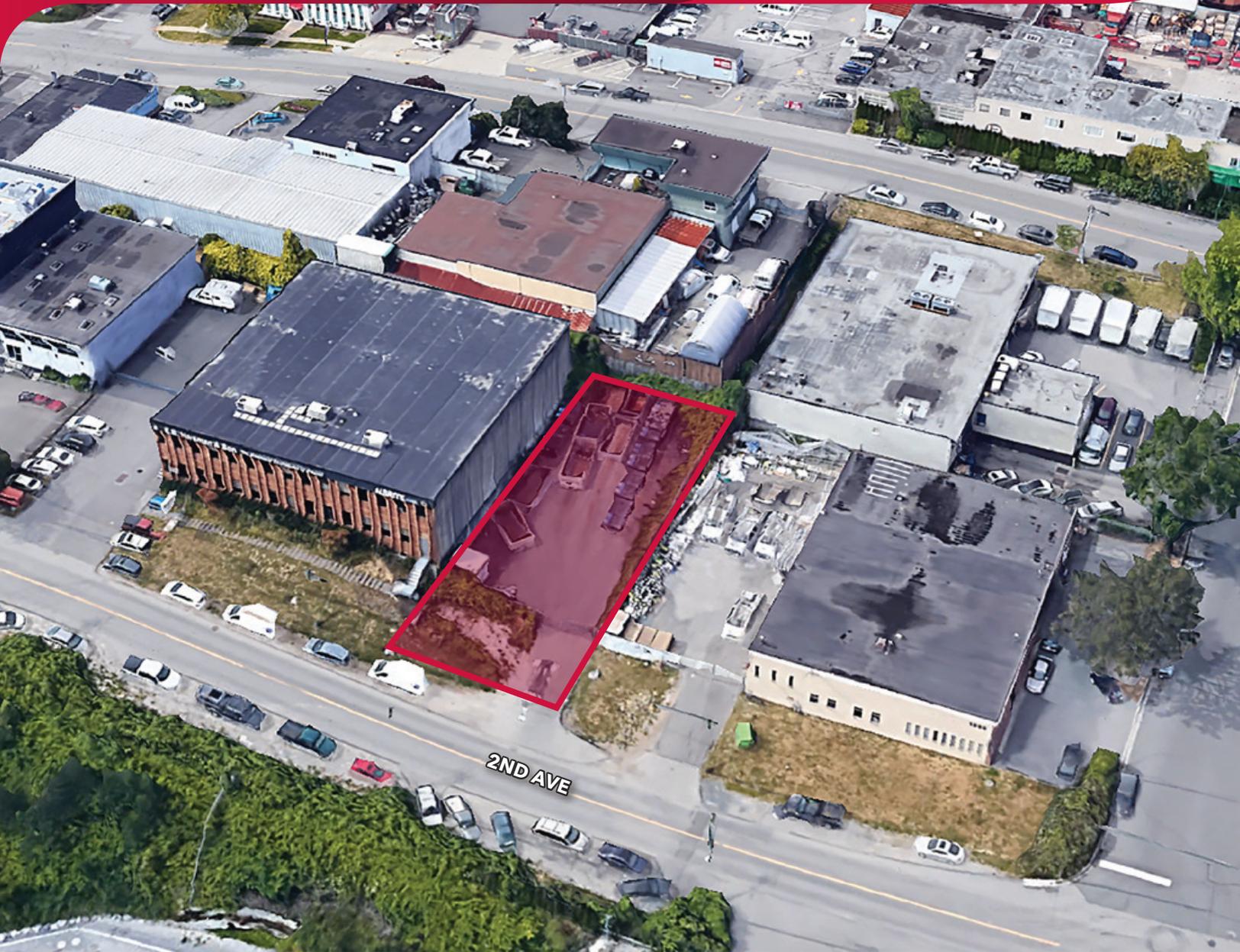


FOR LEASE | INDUSTRIAL
3965 2ND AVENUE
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ 6,600 SF Fenced and Paved Yard
- ▶ 1st Avenue & Boundary Road Location
- ▶ Quick and Easy Access to Highway 1

Chris McIntyre
Personal Real Estate Corporation
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Location

The property is strategically located two blocks east of Boundary Road on 2nd Avenue in Burnaby. The property offers quick and easy access to Highway 1, Lougheed Highway, downtown, and the North Shore.

Zoning

M-3 (Heavy Industrial)

Features

- ▶ Permitted outside storage
- ▶ Fenced and paved yard
- ▶ Close to Highway 1 and transit

Lot Size (Approximate)

50' x 132' = 6,600 SF

Basic Rent

\$3,300.00 per month plus GST

Additional Rent (2026)

\$2,123.00 per month plus GST

Total Rent

\$5,423.00 per month plus GST

Availability

July 1, 2026



Chris McIntyre

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