

FOR LEASE | INDUSTRIAL
4301 CANADA WAY
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **4,298 SF Flex Office/Warehouse**
- **High Exposure Corner Unit Fronting Canada Way**

Chris McIntyre

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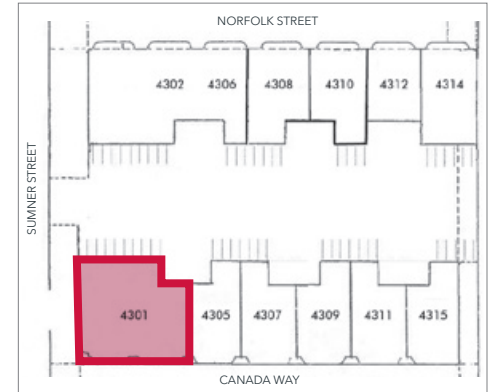
Location

The subject property is a two-building complex located on Canada Way, one block west of Willingdon Avenue. This location provides quick and convenient access to Highway 1, Lougheed Highway, Downtown Vancouver, and the North Shore.

Features

- ▶ Professionally managed complex
- ▶ Precast concrete construction
- ▶ Grade level warehouse loading at the rear
- ▶ Gated and fenced parking/loading area
- ▶ Five (5) on-site parking stalls
- ▶ Close to public transit
- ▶ HVAC controlled offices
- ▶ Kitchenette and boardroom

Site Plan



Available Area

Main floor	1,525 SF
Ground floor storage	2,773 SF
Total	4,298 SF

Zoning

M-1 (General Industrial)

Basic Lease Rate

\$19.00 PSF

Taxes & Operating Costs

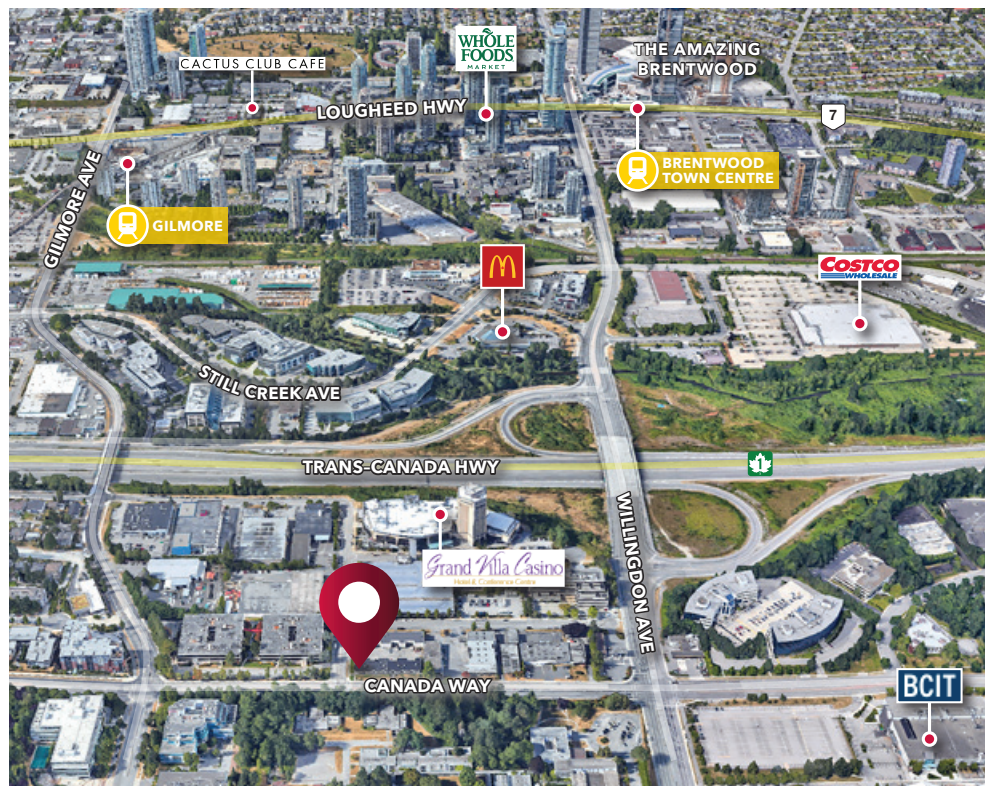
\$8.36 PSF (2025 estimate)

Total Rent

\$9,799.44 per month plus GST and utilities

Availability

Immediate



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