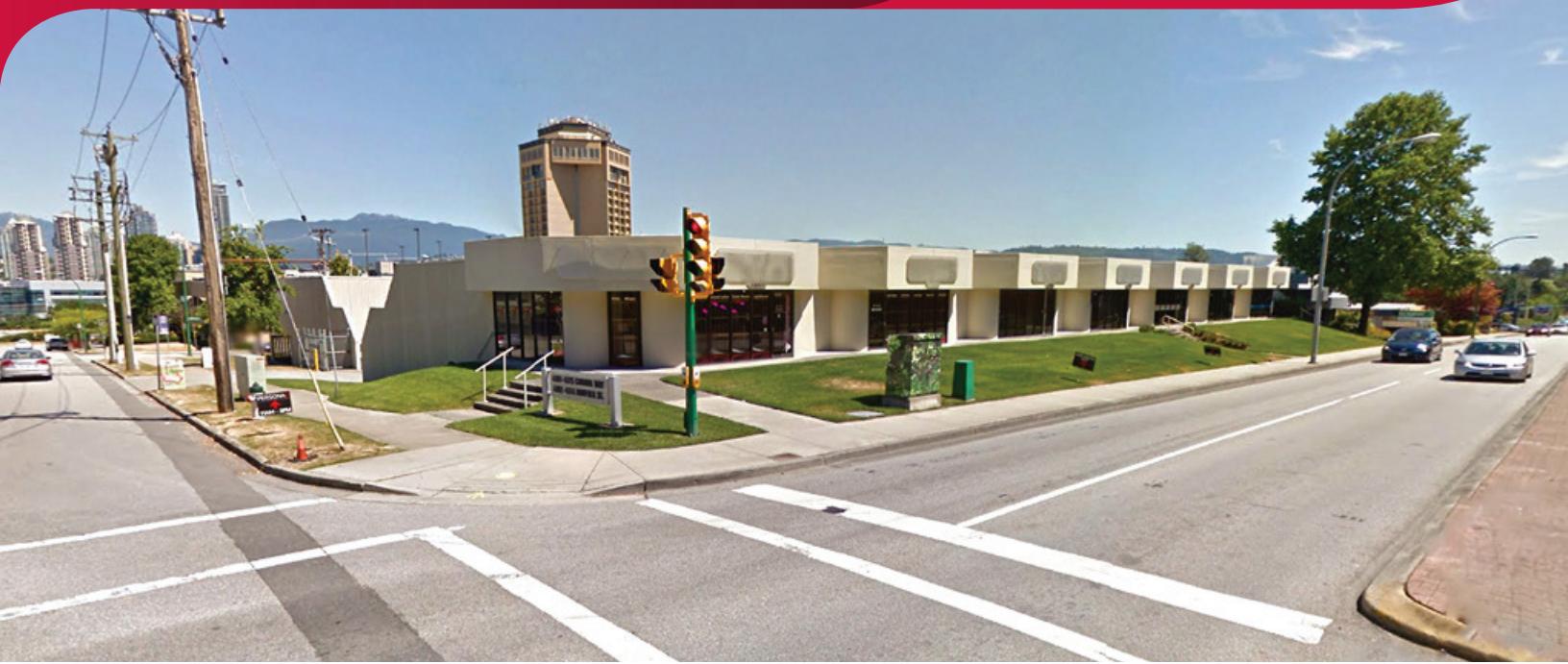


**FOR LEASE | INDUSTRIAL  
4309 CANADA WAY  
BURNABY, BC**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- **2,624 SF Flex Warehouse/Office Unit**
- **High Exposure Two Building Complex**

#### **Location**

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

#### **Chris McIntyre**

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#### **Ryan Barichello**

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# FOR LEASE | INDUSTRIAL 4309 CANADA WAY BURNABY, BC

## Features

- Convenient location
- Easy access to Highway 1
- Office/warehouse unit
- HVAC controlled upper offices
- Two (2) parking stalls plus loading area
- Grade level warehouse loading at rear
- Sign bands on Canada Way
- Security fencing

## Zoning

M-1 (Industrial)

## Available Space

|                 |          |
|-----------------|----------|
| Office/showroom | 1,312 SF |
| Storage area    | 1,312 SF |
| Total           | 2,624 SF |

## Basic Rent

\$19.00 PSF

## Operating Costs & Taxes

\$8.75 PSF (2026 estimate)

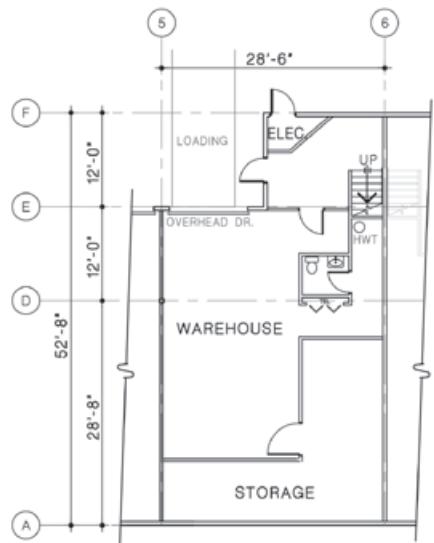
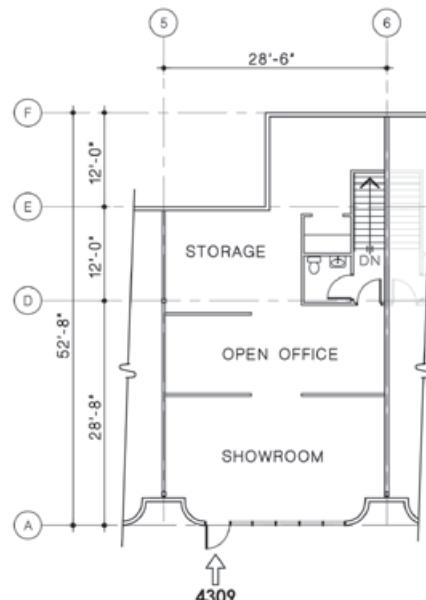
## Total Monthly Rent

\$6,068.00 per month, plus GST and utilities

## Availability

Contact brokers

## Floor Plan



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