

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.

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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)

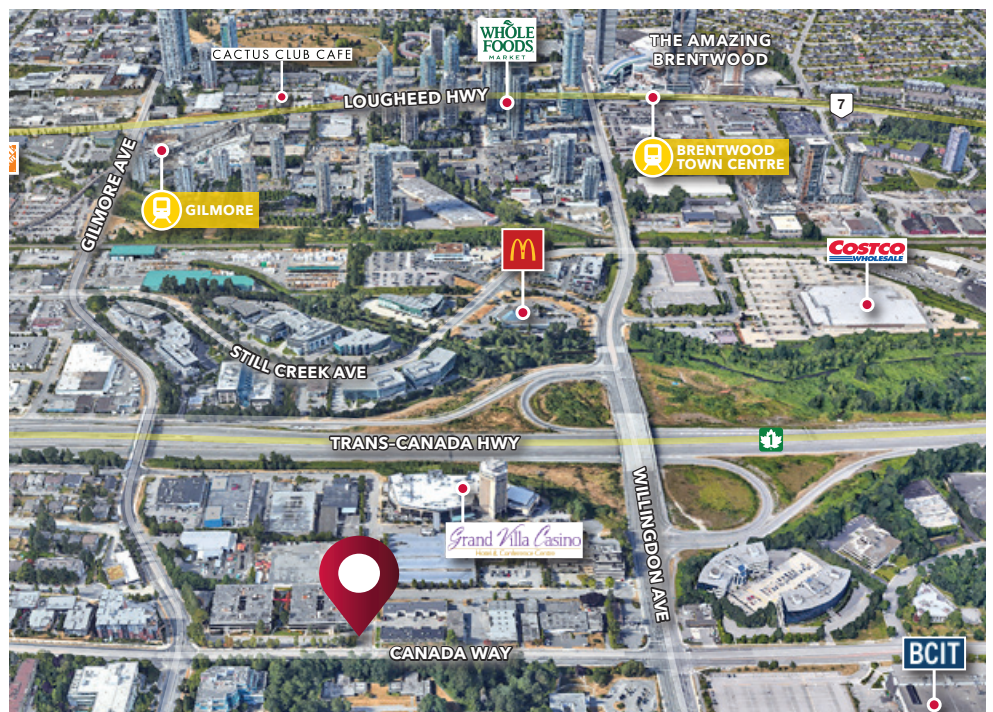
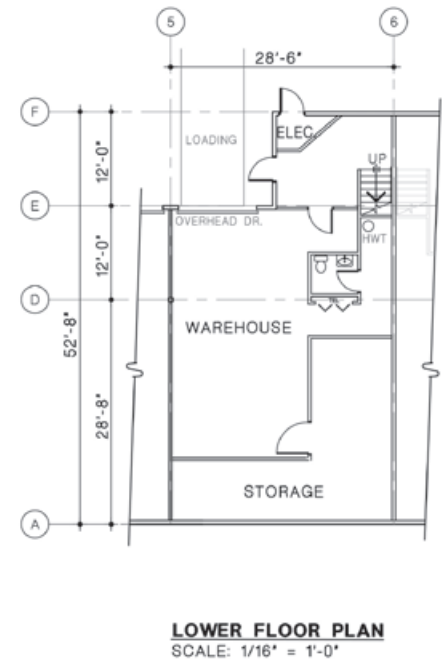
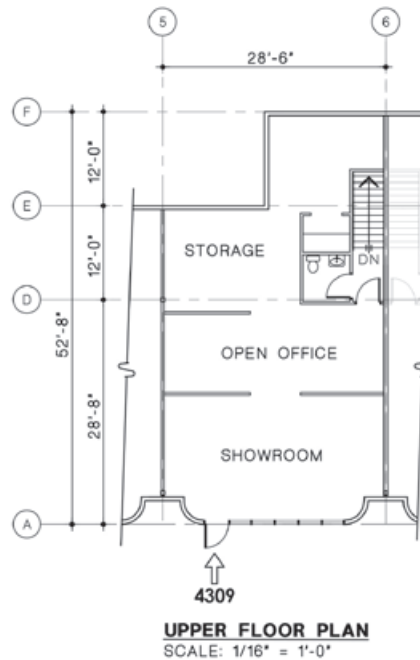
Total Monthly Rent

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

Availability

Contact brokers

Floor Plan



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