

FOR LEASE | INDUSTRIAL
4650 DAWSON STREET
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



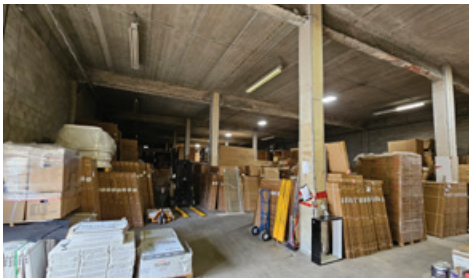
- ▶ **15,982 SF Ground Floor Warehouse/Office/Showroom**
- ▶ **Dock and Grade Loading**
- ▶ **Brentwood Area**

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Location

The subject property is located on the south side of Dawson Street between Alpha and Beta Avenues in the Brentwood Town Centre area of North Burnaby. The property is steps away from rapid transit, shopping, dining and entertainment at The Amazing Brentwood. One block to the east, the new Concord Brentwood development will add a 13-acre park, urban market, cafés, restaurants, and a school. Lougheed Highway is one block north of the property and offers easy access to all areas of the Lower Mainland.

Features

- ▶ Dock and grade loading
- ▶ 21' H x 20' W dock door
- ▶ 16' H x 10 W grade door
- ▶ 19'-3" clear warehouse ceiling
- ▶ 18 parking stalls
- ▶ 3-phase power
- ▶ Gas forced air warehouse heat
- ▶ Paved yard area
- ▶ Easy access to Lougheed Highway and Highway 1
- ▶ Great exposure on Dawson Street
- ▶ Steps from Brentwood SkyTrain station

Zoning

M-2 (General Industrial District)

Available Area

15,982 SF ground floor

**Includes approx 2,000 SF showroom/office area*

Basic Lease Rate

\$18.00 PSF

Taxes & Operating Costs

\$8.00 PSF (2023 estimate)

Availability

November 1, 2024



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