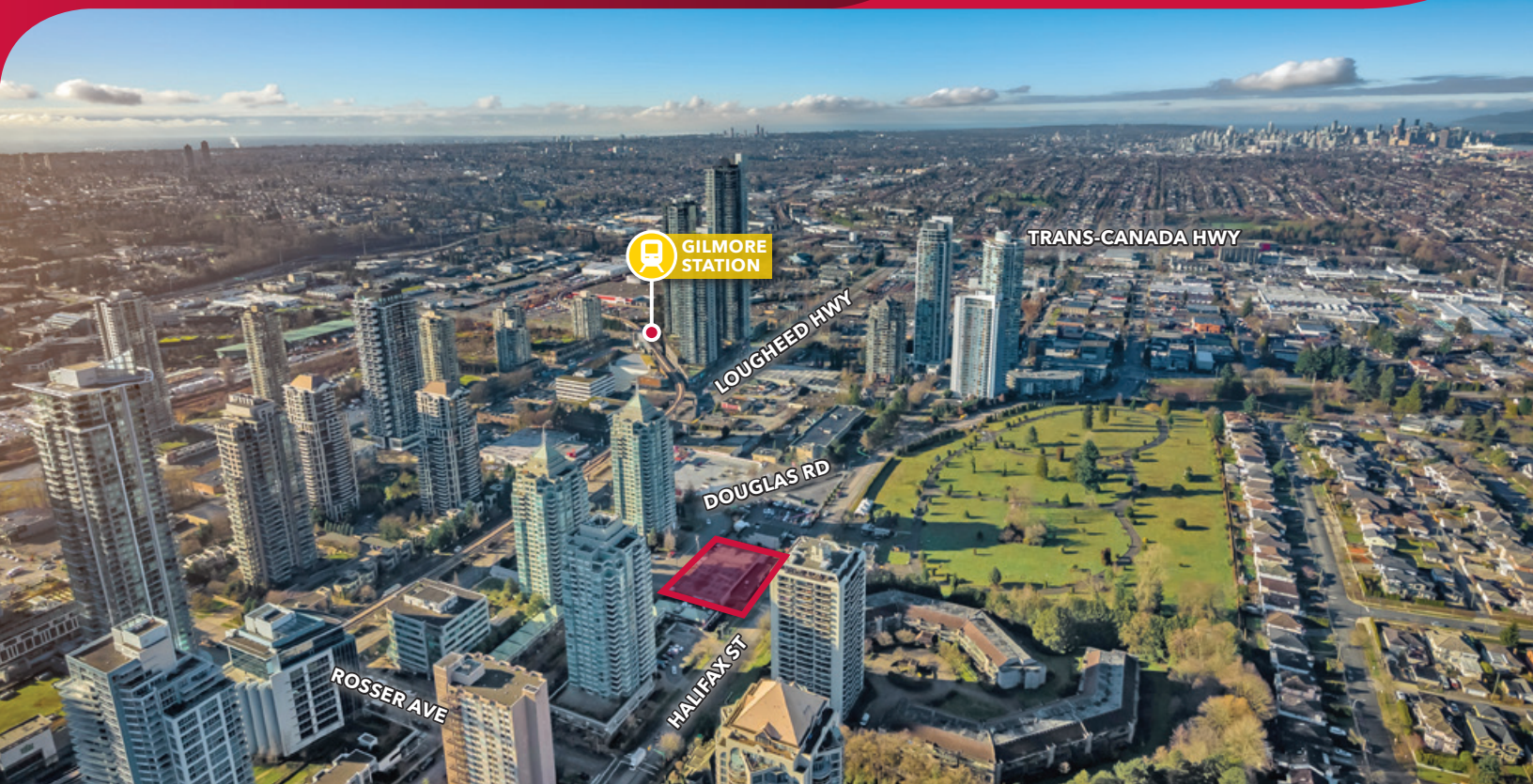


FOR LEASE | INDUSTRIAL  
**4330 HALIFAX STREET**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **16,175 SF Showroom/Warehouse**
- ▶ **Dock and Grade Loading**
- ▶ **Excellent North Burnaby Location**

**Chris McIntyre**

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com

**Ryan Barichello**

D 604.630.3371 C 604.889.4146

ryan.barichello@lee-associates.com



# FOR LEASE | INDUSTRIAL

## 4330 HALIFAX STREET

### BURNABY, BC



### Location

The subject property is located in North Burnaby on the corner of Douglas Road and Halifax Street - neighbouring Staples and Madison Centre (Save-On-Foods, Winners, Joey's Restaurants, etc). Lougheed Highway is a block south of the property and offers easy access to all areas of the Lower Mainland.

### Features

- ▶ Easy access to Lougheed Highway and Highway 1
- ▶ Great exposure on Halifax Street
- ▶ Steps from Brentwood
- ▶ Fenced and paved yard area
- ▶ 3 dock loading doors & 1 grade loading door
- ▶ Approximately 16' clear ceiling warehouse
- ▶ 3-phase power
- ▶ HVAC showroom/office

### Available Space

Main floor office/ showroom	2,025 SF
Warehouse	14,150 SF
<b>Total</b>	<b>16,175 SF</b>

### Zoning

M1 (Industrial)

### Basic Rent

\$19.00 PSF

### Taxes & Operating Costs

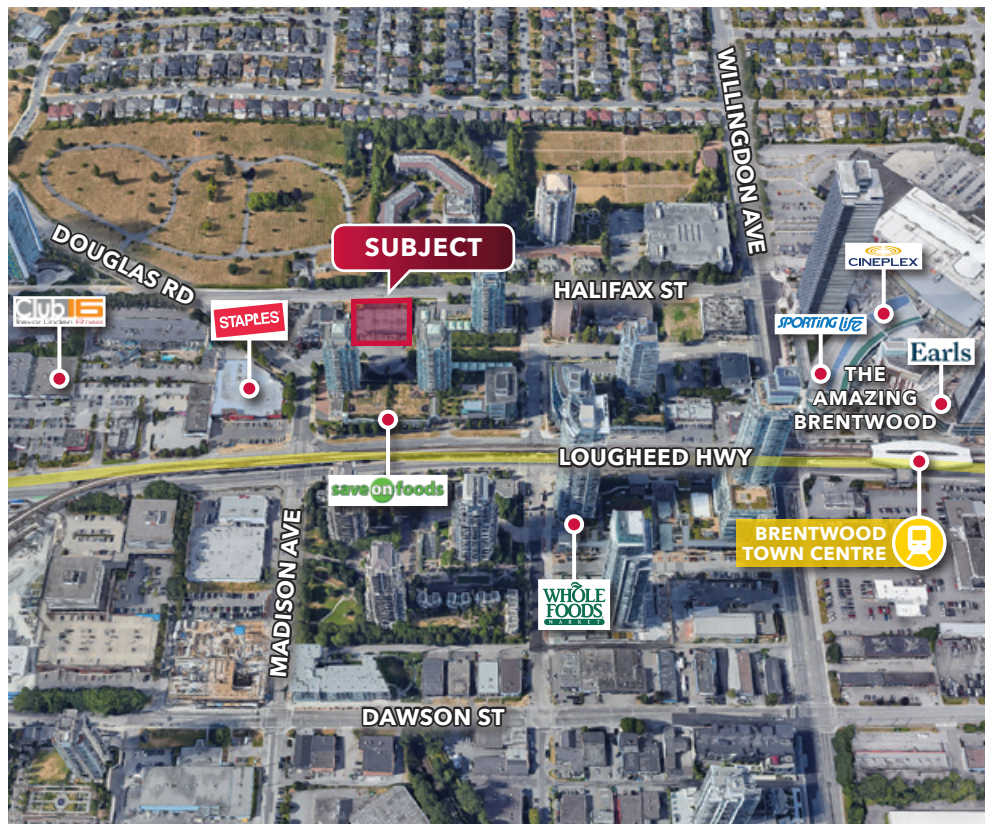
\$10.58 PSF (2025)

### Lease Term

Up to 5 years

### Availability

Contact Broker



### Chris McIntyre

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com

### Ryan Barichello

D 604.630.3371 C 604.889.4146

ryan.barichello@lee-associates.com