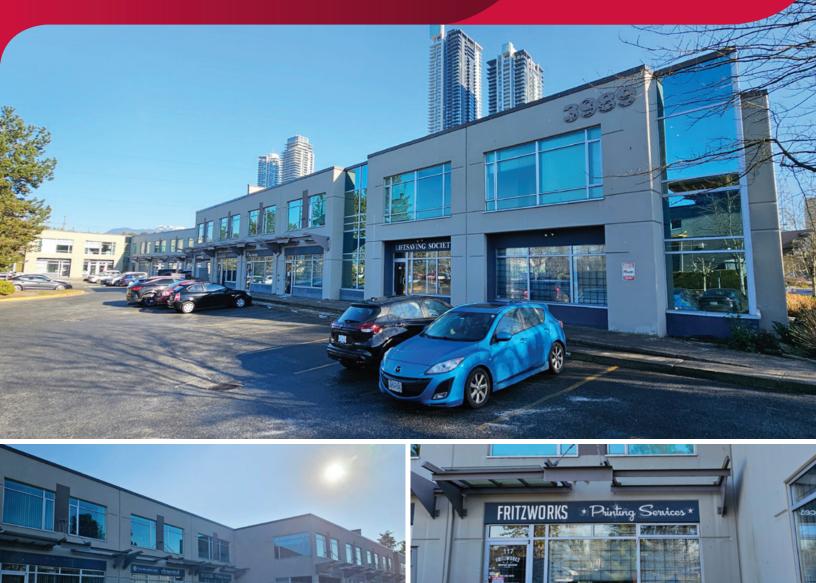
# FOR SALE OR LEASE | INDUSTRIAL #117 - 3989 HENNING DRIVE BURNABY, BC





- 2,060 SF Office/Warehouse Space in Bridge Business Centre
- Central Location Close to Rapid Transit
- Exposure to Henning Drive

Ryan Barichello D 604.630.3371 C 604.889.4146 ryan.barichello@lee-associates.com **Chris McIntyre** 

Personal Real Estate Corporation D 604.630.3392 C 604.889.0699 chris.mcintyre@lee-associates.com

# FOR SALE OR LEASE | INDUSTRIAL #117 - 3989 HENNING DRIVE BURNABY, BC



### Zoning

M-5

## Available Area\*

Office/warehouse/ showroom	1,300 SF
Second floor office	760 SF
Total	2,060 SF
*Approximate	

### Parking

2 stalls

### Year Built

1997

## **Basic Lease Rate**

\$24.00 PSF

#### Taxes & Operating Costs \$10.49 PSF (Y2024 estimate)

**Total Monthly Rent** \$5,920.78 plus GST and utilities

**Strata Fee** \$654.81 per month

Assessed Value \$1,477,000 (2025)

**Property Taxes** \$14,391.44 (2024)

**Asking Price** \$1,648,000

Availability March 1, 2025

## Location

The subject property is located in the Boundary Road and Lougheed Highway area of Burnaby. This central location offers easy access to all key business markets via the Trans-Canada and Lougheed Highways.

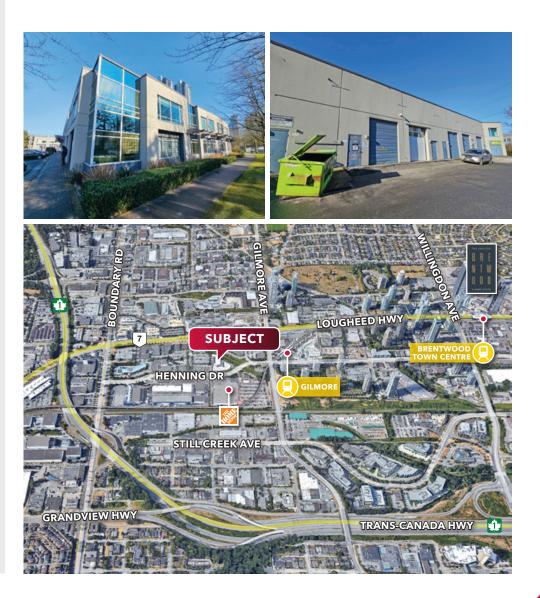
# Features

#### OFFICE

- Excellent glazing
- Coffee bar and sink
- Private washroom
- Baseboard heating
- Security alarm
- Security bars

#### WAREHOUSE

- Grade level loading
- 20' clear ceilings
- Natural gas heater
- Sprinkler system



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