

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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

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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

