

FOR SALE OR LEASE | INDUSTRIAL
#117 - 3993 HENNING DRIVE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- Half a Block to Gilmore SkyTrain Station
- Desirable Bridge Business Park Location
- Flex Office/Warehouse Strata Unit

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

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BURNABY, BC

Legal Description

Strata Lot 17 District Lot 118
Group 1 New Westminster District
Strata Plan Lms3884 Together
With An Interest In The Common
Property In Proportion To The Unit
Entitlement Of The Strata Lot As
Shown On Form 1

PID

024-511-064

Available Area*

Main floor office	660 SF
Main floor warehouse	523 SF
Second floor office	640 SF
Total	1,823 SF

**Approximate*

Parking

Three (3) parking stalls (2 in front,
1 in rear loading area)

Asking Lease Rate

\$22.00 PSF net

Taxes & Operating Costs

\$12.87 PSF (2026)

Total Monthly Rent

\$5,297.34 plus GST and utilities

Monthly Strata Fees

\$924.55

Property Taxes

\$13,464.94 (2025)

Asking Price

~~\$1,298,888~~ \$1,238,000

Availability

Contact agents

Location

The subject property is located within Burnaby's Bridge Business Park at the intersection of Gilmore Avenue and Lougheed Highway. This desirable location is situated approximately half a block from the Gilmore SkyTrain Station and offers convenient access to the Lougheed Highway and Trans-Canada Highway, providing efficient connectivity to key business markets throughout Metro Vancouver.

Zoning

M-5 allowing for light industrial and outright office uses.

Features

- ▶ Grade loading
- ▶ 19' clear ceiling height
- ▶ 3-phase power
- ▶ Private & open plan offices
- ▶ Skylight
- ▶ HVAC office areas
- ▶ Kitchenette
- ▶ Office/showroom on main floor with hardwood floors
- ▶ Two (2) washrooms - (H/C accessible on main floor)
- ▶ Separate entrances for main & second floor

