

FOR LEASE | INDUSTRIAL  
**4410-4428 JUNEAU STREET**  
BURNABY, BC



Showroom



Lower level warehouse

- ▶ **20,335 SF Move-In Ready Freestanding Building**
- ▶ **Central Location Within Walking Distance to Brentwood SkyTrain Station**
- ▶ **Attractive Lease Rate**

### Location

The property is strategically located one block west of Willingdon Avenue and one block south of Dawson Street, at the corner of Juneau Street and Rosser Street. This location offers easy access to Lougheed Highway and the freeway and is within walking distance to Brentwood Town Centre SkyTrain station.

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**Description of Improvements**

The site is sloping north to south accommodating a two-floor warehouse that provides dock loading at street level for both floors. The lower floor is accessed from a paved rear lane and the upper floor, located on Juneau Street, is accessed from the street front. The office is located on a mezzanine above the Juneau Street level.

**Available Areas (Approximate)**

	Size	Loading
Lower level warehouse	9,163 SF	Dock level
Upper level (Juneau Street)	9,163 SF	Dock level
Mezzanine upper level office	2,009 SF	
Total	20,335 SF	

**Features**

- ▶ Brick and concrete block construction with exposed wood beams
- ▶ 12'-14' ceiling height
- ▶ Heavy power
- ▶ 8 parking stalls on side yard plus several additional rear parking along the lane
- ▶ Bathrooms on all three floors (5 total)
- ▶ 2 kitchenettes
- ▶ Floor drain in lower level warehouse
- ▶ 2 dock loading doors conveyor belt
- ▶ Short walk to SkyTrain station

**Zoning**

M-1 (Industrial) – provides for the accommodation of a variety of light manufacturing uses, and other uses including but not limited to: warehousing, wholesale, production studios, internal display, printing and laboratories.

**Asking Rental Rate**

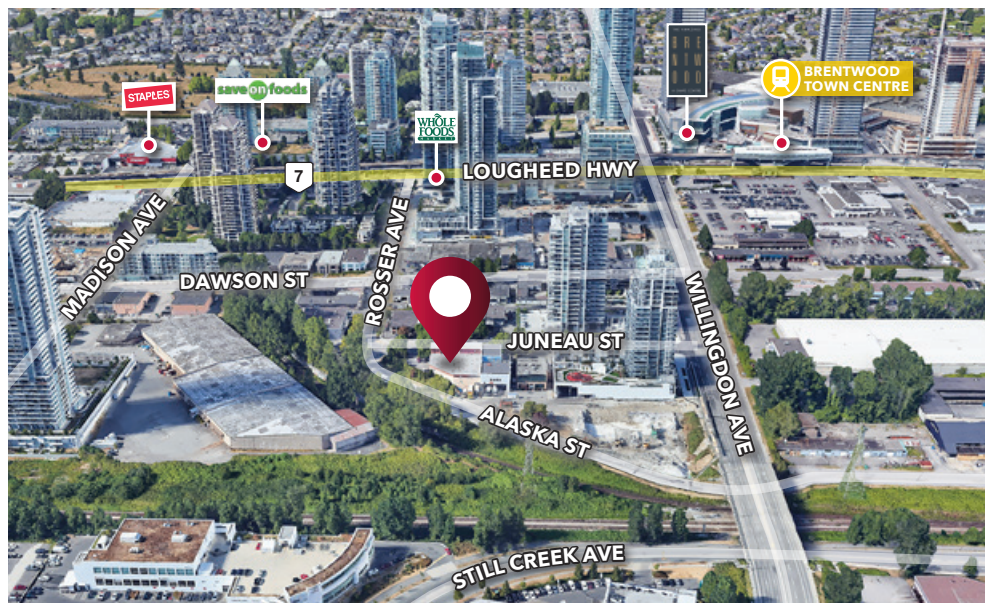
\$17.50 PSF

**Taxes & Operating Costs**

\$6.46 PSF (2024 estimate)

**Availability**

December 1, 2024



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