

FOR LEASE | INDUSTRIAL
4415 JUNEAU STREET
BURNABY, BC



- ▶ **8,059 SF Lot with 4,160 SF Industrial Building**
- ▶ **Side Driveway Offers Drive-Through Access**

Location

The subject property is located on the north side of Juneau Street, one-half block west of Willingdon Avenue. Juneau Street is located two blocks south of Lougheed Highway, within a short walk of Brentwood Town Centre SkyTrain Station and convenient bus connections.

Steve Caldwell

Personal Real Estate Corporation
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

Mackenzie Fraser

D 604.630.3386 C 604.671.9441
mackenzie.fraser@lee-associates.com



Zoning

M-1 Industrial

Available Area

Ground floor	2,660 SF
Second floor office	1,500 SF
Total	4,160 SF

Lot Size

Approx. 66' x 122' (8,059 SF)

Basic Rental Rate

\$18.00 PSF

Property Taxes

\$30,852.54 (2025)

Availability

December 1, 2026

Lease Term

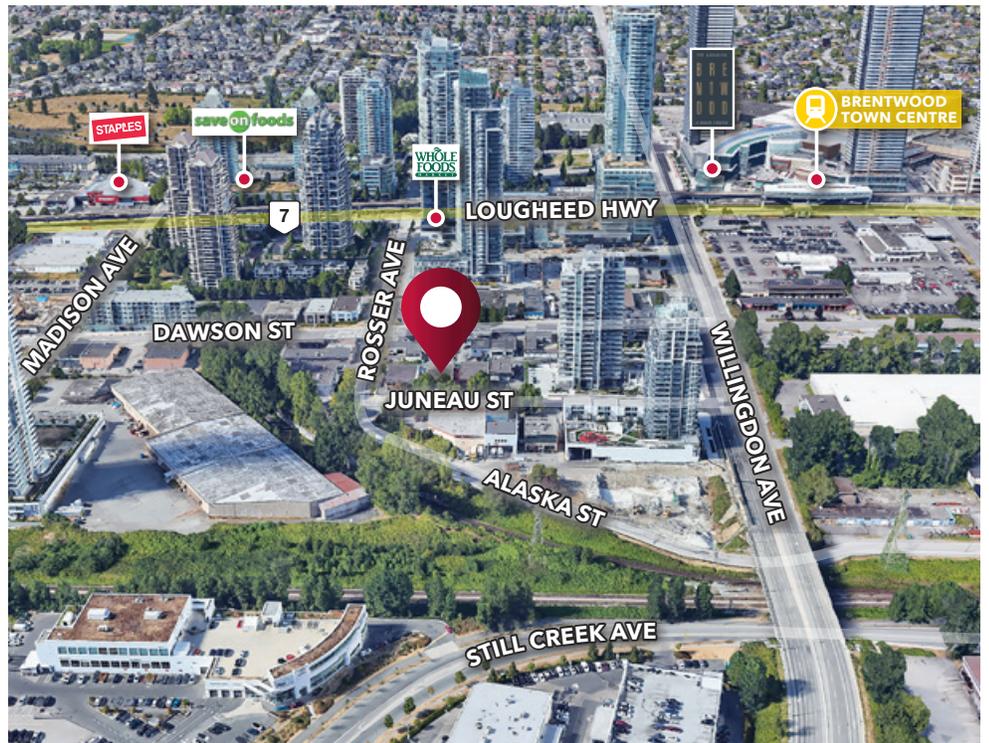
Up to 3 years with early termination

Description of Improvements

The property comprises an approximately 4,160 SF freestanding concrete block industrial building situated on an 8,059 SF lot. The building features two grade level loading doors, 3-phase electrical service, and approximately 1,500 SF of second-floor office space. The site is fully fenced and gated, providing secure yard space and on-site parking.

Features

- ▶ 10'-12' warehouse ceilings
- ▶ Gated and secured property
- ▶ Two (2) grade loading doors
- ▶ Strip fluorescent lighting
- ▶ Heavy 3-phase power
- ▶ Yard for storage along the west side of the building
- ▶ Heat pump
- ▶ Overhead gas-forced air heaters for the warehouse



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