

FOR LEASE | INDUSTRIAL
4429 JUNEAU STREET
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **8,059 SF Lot with 4,664 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 two blocks south of Lougheed Highway. This is a strategic redevelopment site in the heart of the fastest growing multi-family residential area of Metro Vancouver.

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Zoning

M-1 Industrial (OCP Medium Density Residential), provides up to 2.4 FAR plus potential bonus density.

Available Area

Warehouse	3,656 SF
Ground floor office	400 SF
Mezzanine office	604 SF
Total	4,664 SF

Lot Size

66' x 122' (8,052 SF)

Basic Rental Rate

\$18.00 PSF

Taxes & CAM

\$10.14 PSF (2025 estimate)

Availability

July 1, 2025

Lease Term

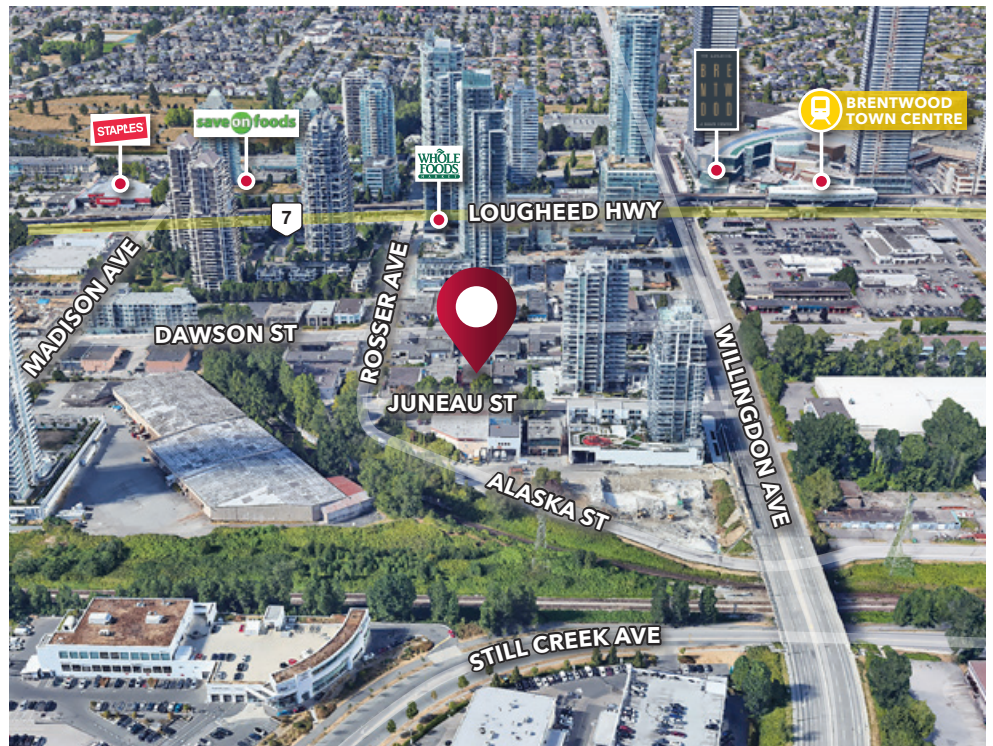
Up to 3 years with early termination

Description of Improvements

A freestanding concrete block warehouse building with front brick facade. Office glazing extends along the front of the building on both the ground floor and mezzanine levels. Drive through loading doors are located at the front and rear of the building. A side yard area is available along the west side of the building which has both front street access and rear lane access.

Features

- ▶ 17' ceiling height (approx.)
- ▶ 8 on-site parking stalls
- ▶ 2 grade doors (12' wide x 14' high)
- ▶ Strip fluorescent lighting
- ▶ 200 amp 3-phase power
- ▶ 1,200 SF of yard for storage along the west side of the building
- ▶ Heat pump and cooling in the offices
- ▶ Overhead gas-forced air heaters for the warehouse



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