

FOR LEASE | INDUSTRIAL
4450 JUNEAU STREET
BURNABY, BC



- ▶ **3,687 SF Move-In Ready Building**
- ▶ **Central Location Within Walking Distance to Brentwood SkyTrain Station**

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Location

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

Features

- ▶ 1 dock loading platform
- ▶ Concrete block construction
- ▶ New modern architectural storefront including reflective glass
- ▶ New landscaping and parking area
- ▶ 9 parking stalls
- ▶ New concrete floor
- ▶ Air conditioning
- ▶ Glass canopy
- ▶ Short walk to SkyTrain station

Building Area (Approximate)

Office	900 SF
Warehouse	2,787 SF
Total	3,687 SF

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

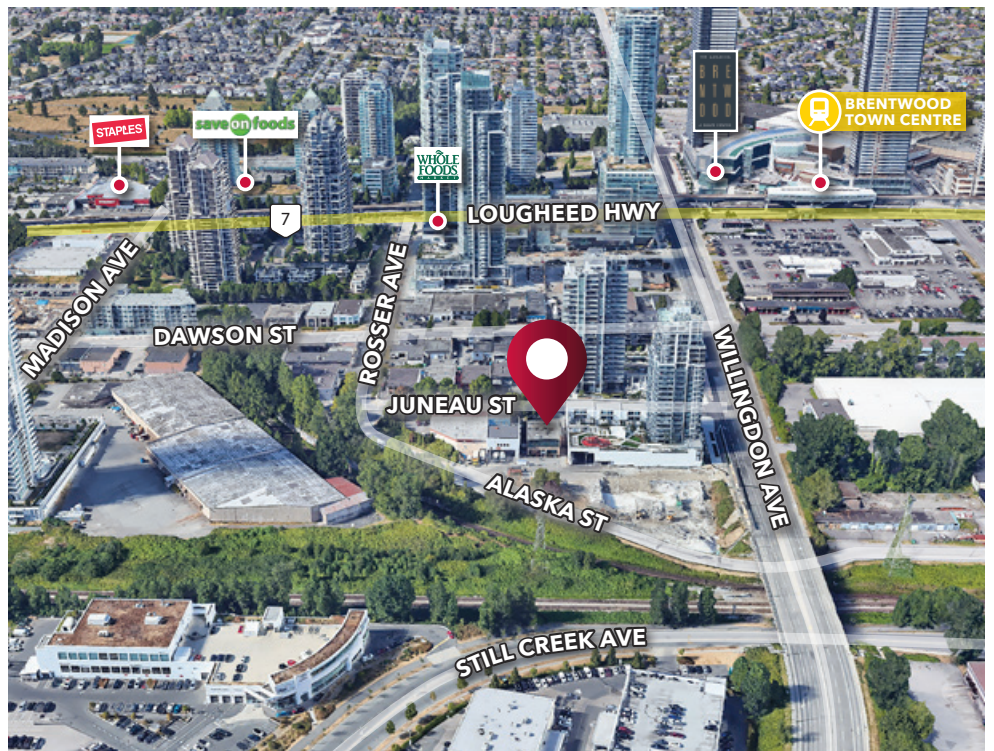
\$18.50 PSF

Taxes & Operating Costs

\$8.99 PSF (2024 estimate)

Availability

January 1, 2025



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