## FOR LEASE | INDUSTRIAL **3945 MYRTLE STREET** BURNABY, BC





- ▶ 6,220 SF Warehouse/Office with 3,500 SF Yard Area
- Convenient North Burnaby Location
- Short-Term Lease Opportunity

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#### Location

The subject property is situated in the industrial/commercial area of North Burnaby. This area offers excellent access to all points throughout Greater Vancouver, bounded by Highway 1 on the south, Willingdon Avenue on the east, Lougheed Highway on the north, and Boundary Road on the west. The property is a 10 minute walk to rapid transit at Gilmore Skytrain Station. This area is popular with film related businesses, service contractors, and technology users.

#### **Features**

- ▶ 12' clear ceiling height
- ▶ 18′ x 10′ dock loading door
- ► 14′ x 14′ grade loading door
- ► Finished second floor office
- Bathroom and lunchroom on second floor
- Office and bathroom on main floor
- Separate storage area on main floor
- Exposure to Still Creek Avenue

### **Building Area**

Warehouse/storage	3,743 SF
Office/storage/display	2,477 SF
Total	6,220 SF

### Yard Area

3,500 SF (approximately)

**Zoning** M2 / M6 (Industrial)

Monthly Rent

\$10,000.00 total plus GST and utilities

Term

Month-to-month or up to 1 year lease

Availability

Immediate



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