

FOR LEASE | INDUSTRIAL  
**4308 NORFOLK STREET**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,337 SF Office/Warehouse**
- ▶ **High Exposure Two-Building Complex**

**Chris McIntyre**

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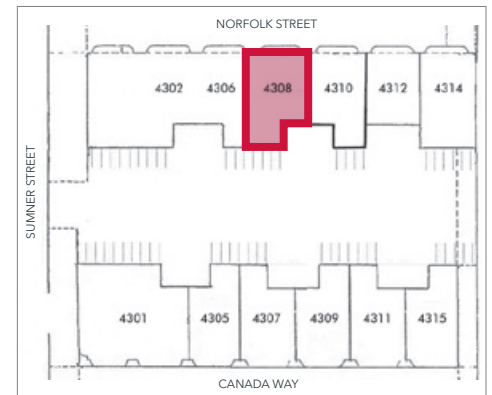
## Location

The subject property is a two-building complex located on Canada Way and Sumner Street, one block west of Willingdon Avenue. This location provides quick and convenient access to Highway 1, Lougheed Highway, Downtown Vancouver, and the North Shore.

## Features

- ▶ Professionally managed complex
- ▶ Precast concrete construction
- ▶ Grade loading
- ▶ Gated and fenced parking/loading area
- ▶ One (1) parking stall plus loading
- ▶ 18' clear ceilings
- ▶ Air conditioned offices
- ▶ Close to public transit

## Site Plan



## Available Area

1,337 SF

## Zoning

M-1 (General Industrial)

## Basic Lease Rate

\$2,900.00 per month

## Taxes & Operating Costs

\$965.00 per month (2025 estimate)

## Total Rent

\$3,865.00 per month plus GST and utilities

## Availability

Immediate



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