

FOR LEASE | INDUSTRIAL  
**#201 - 2984 NORLAND AVENUE**  
BURNABY, BC

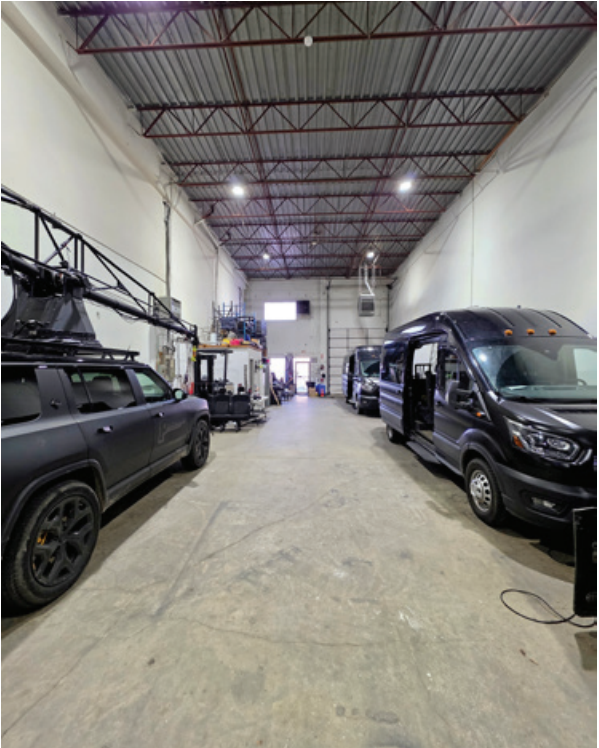


- ▶ **12,860 SF with 3,250 SF Yard**
- ▶ **Conveniently Location in the Still Creek Industrial Area of North Burnaby**
- ▶ **Excellent Exposure and Identity Location**
- ▶ **Ample On-site Parking**

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**Zoning**  
M-2 (General Industrial)

**Available Area**

Ground floor	10,560 SF
Second floor	2,300 SF
<b>Total</b>	<b>12,860 SF</b>

**Yard Area**  
3,250 SF

**Basic Lease Rate**  
\$20.00 PSF

**Taxes & Operating Costs**  
\$6.03 PSF (2026 estimate)

**Availability**  
July 1, 2026

**Location**

The property is located on the north side of Norland Avenue within the Still Creek industrial area of North Burnaby. Positioned between the Lougheed Highway and the Trans-Canada Highway, with direct access to the Trans-Canada Highway via Willingdon Avenue. This central location offers direct connectivity throughout Metro Vancouver, including Downtown Vancouver and the North Shore. The area is well served by public transit, with regular bus service along Douglas Road, and the Holdom SkyTrain Station is approximately a 10-15 minute walk from the property.

**Features**

- ▶ 23' clear ceiling heights
- ▶ Ample on-site parking
- ▶ Yard area
- ▶ Three (3) grade loading doors 12' W x 14' H
- ▶ LED warehouse lighting
- ▶ 3-phase power
- ▶ Recent renovations
- ▶ HVAC office area
- ▶ Mix of private and open plan office areas, reception, and boardroom
- ▶ Four (4) washrooms
- ▶ Sign pole







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**50**  
YEARS IN VANCOUVER