

FOR LEASE | INDUSTRIAL
2992 NORLAND AVENUE
BURNABY, BC



- ▶ **9,578 SF**
- ▶ **Conveniently Location in the Still Creek Industrial Area of North Burnaby**
- ▶ **Excellent Exposure and Identity Location**
- ▶ **Ample On-site Parking**

Chris McIntyre
Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Zoning

M-2 (General Industrial)

Available Area

Ground floor	7,086 SF
Second floor	2,492 SF
Total	9,578 SF

Yard Area

3,250 SF

Basic Lease Rate

\$20.00 PSF

Taxes & Operating Costs

\$6.03 PSF (2026 estimate)

Availability

December 1, 2026



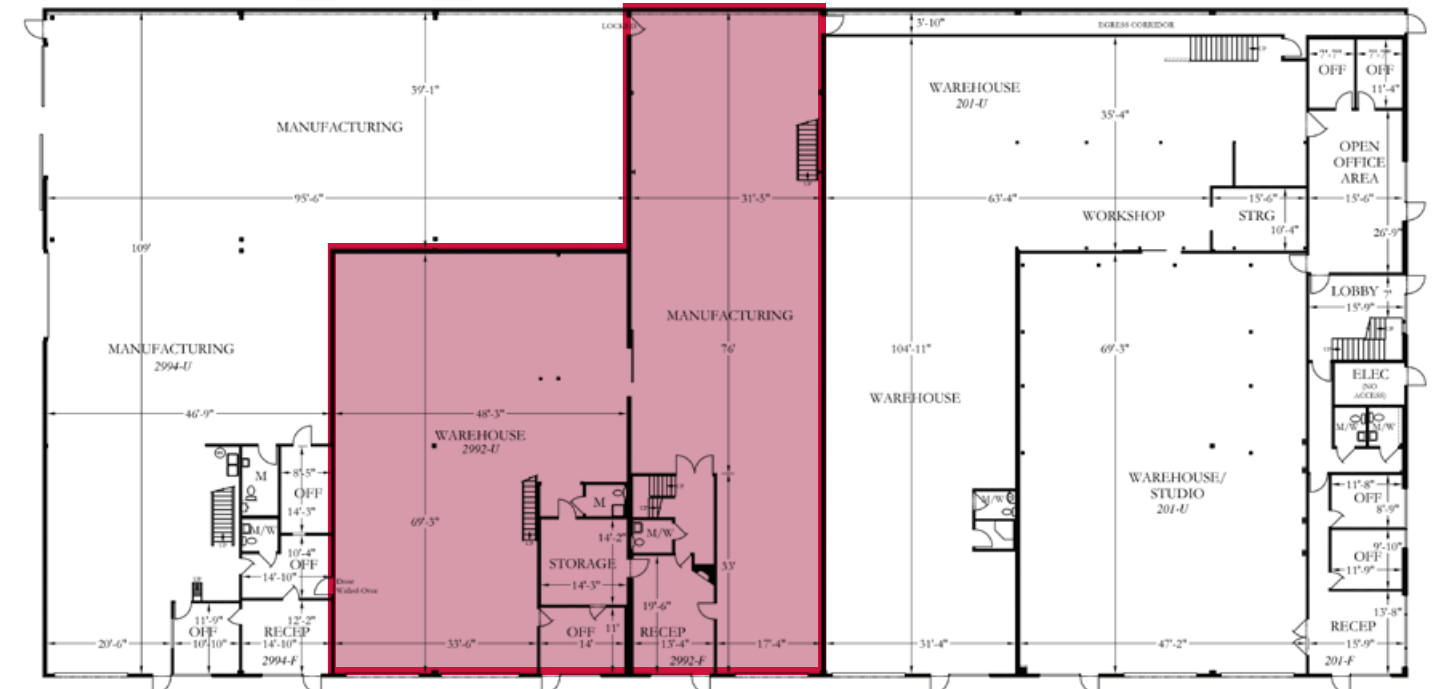
Location

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
- ▶ Three (3) grade loading doors
- ▶ 3-phase power
- ▶ Small office/reception area
- ▶ Lunchroom

Ground Floor Plan



Mezzanine Floor Plan





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