

FOR LEASE | INDUSTRIAL  
**4010 MYRTLE STREET**  
BURNABY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**FIRST YEAR PROMOTIONAL RATE \$19.00 PSF**

- ▶ **7,927 SF Warehouse/Office Unit**
- ▶ **Grade Loading**
- ▶ **Centre of Metro Vancouver**

**Steve Caldwell**

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**Location**

The subject property is situated in North Burnaby, just west of Gilmore Avenue and north of Highway 1. The property offers excellent access to all points throughout Greater Vancouver. This very accessible industrial area is bounded by Highway 1 on the south, Willingdon Avenue on the east, Lougheed Highway on the north, and Boundary Road on the west. The area is popular with film related businesses, service contractors, and technology users.

**Features**

- ▶ 20' clear ceiling height
- ▶ Grade level loading (10' x 14')
- ▶ Natural gas heating
- ▶ Pre-cast concrete construction
- ▶ Fluorescent lighting
- ▶ 3 phase power
- ▶ Concrete demising walls
- ▶ Partitioned, air-conditioned, and fully finished office

**Available Area**

Warehouse	4,854 SF
Ground floor office	1,485 SF
Mezzanine office	1,588 SF
<b>Total</b>	<b>7,927 SF</b>

**Zoning**

M-5 (Industrial)

**Basic Lease Rate**

\$19.00 PSF net first year promotion

**Additional Rent**

\$7.17 PSF (2023 estimate)

**Availability**

Immediate



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