

PRICE REDUCTION

SMALL BAY UNITS WITH DOCK LOADING

7880 - 7882 Express Street, Burnaby

FOR LEASE

An opportunity to occupy 2,416 - 4,833 SF of industrial space in the Lake City industrial area of Burnaby.

Accelerating success.



LOCATION

Located on the Southeast corner of Lake City Way and Express Street, the subject property benefits from immediate access to both Lougheed Highway and HWY #1, directly to the South. Lake City Way SkyTrain station is within 500m of the property, providing access to Downtown Vancouver in less than 30 minutes as well as surrounding municipalities.

AVAILABLE AREAS (can be leased separately or combined)

	<u>7880 Express</u>	<u>7882 Express</u>	<u>Combined</u>
Ground Floor	2,416 SF	2,417 SF	4,833 SF
Office / Warehouse			

UNIT FEATURES

- Efficient ground floor oriented space
- Small front office & open plan warehouse
- Clear span warehouse
- 17' clear height
- One (1) dock loading door per unit
- 3 phase power
- On-site & street parking
- Freshly painted building
- Parking lot resurfaced and lined

ZONING

M3 (Heavy Industrial), allowing for a wide range of industrial activities

BASIC RENT

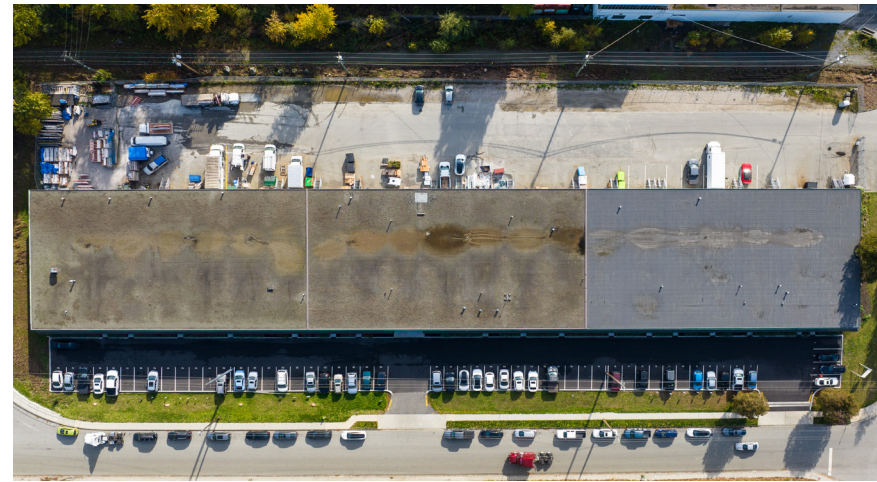
\$23.00 / SF

AVAILABILITY

January 1st, 2024

ADDITIONAL RENT (2023 EST.)

\$7.50 / SF



CONTACT

ADAM MITCHELL

Personal Real Estate Corporation
Vice President | Industrial

TEL: 778 229 9200

adam.mitchell@colliers.com



200 Granville Street, 19th Floor
Vancouver, BC | V6C 2R6
+1 604 681 4111

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