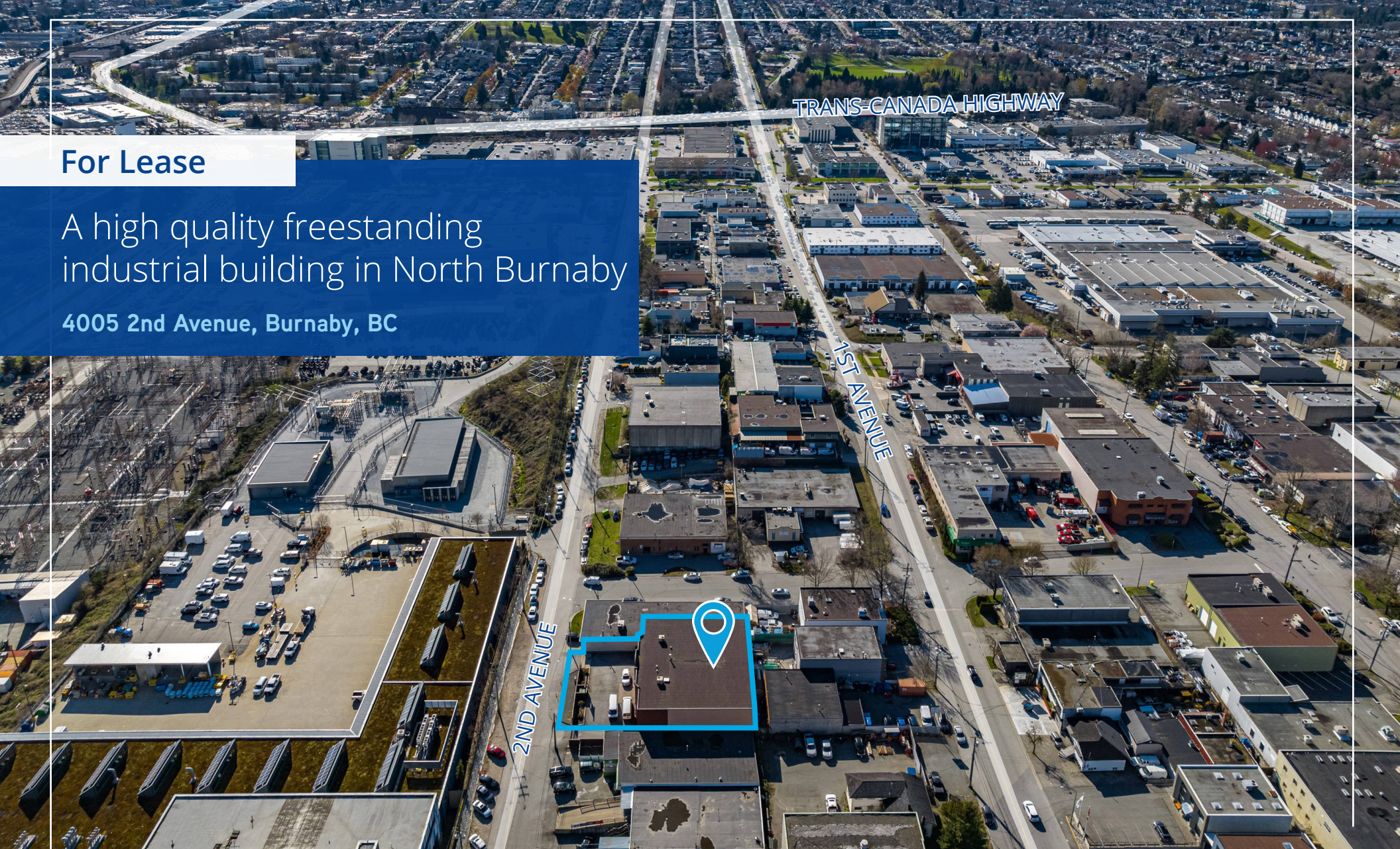


**For Lease**

A high quality freestanding industrial building in North Burnaby

4005 2nd Avenue, Burnaby, BC



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# Property Overview

To lease a high quality freestanding industrial building in North Burnaby, only 15 minutes to downtown Vancouver, one minute to Hwy #1 at East 1st Avenue, and only 3 blocks to the Gilmore Way Skytrain Station.

<b>Building Size*</b>	Warehouse	8,339 SF
	Office	2,169 SF
	<b>TOTAL</b>	<b>10,508 SF</b>

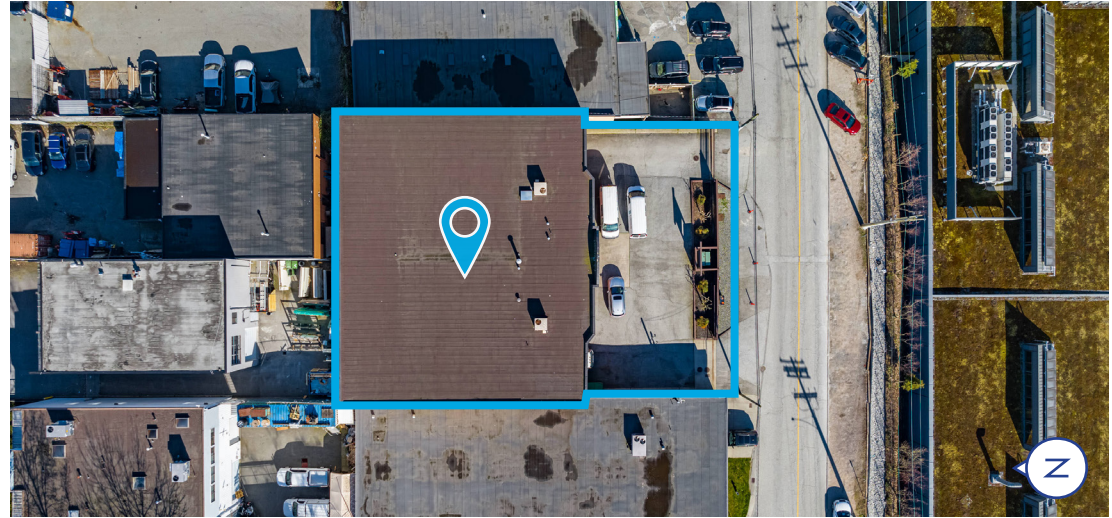
**Zoning** M-3 (Heavy Industrial) permits most industrial uses

**Available** February 2024

**Lease Rate** \$22.00 per SF (net), (Year 1)

**Estimated Property Taxes & Operating Costs (2023)** \$6.67 per SF, (est.)

\*MEASUREMENTS TO BE VERIFIED



## Property Features

- 2 Dock level loading doors, with levelers
- 27' ceiling height
- 3 phase electrical service
- In floor radiant heat
- Large open plan office
- Six (6) parking stalls
- Security gates
- Architectural design
- Air conditioned office space
- Shippers office





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