



4015 E 1st Avenue , Burnaby

# 6,629 SF Warehouse/Office in North Burnaby **for Lease**

Extensively renovated and minutes from Brentwood Town Centre

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# Ideal Location

- Immediate access to Boundary Road, Highway 1 and Lougheed Highway
- Direct access to the North Shore and other areas of Metro Vancouver
- Extensive amenities including restaurants, shopping service and large scale retail centres within a 5-minute drive
- Extensive bus options within walking distance, connecting to the Millennium Line Skytrain





# Property Features

<b>Address</b>	4015 East 1st Avenue, Burnaby
<b>Zoning</b>	M3 Heavy Industrial
<b>Building Area</b>	Ground Floor Office 1,600 SF Warehouse 3,800 SF Mezzanine Storage 1,229 SF <b>Total 6,629 SF*</b>
<b>Site Size</b>	6,600 SF
<b>Features</b>	<ul style="list-style-type: none"><li>• Upgraded metal facade</li><li>• Excellent front loading</li><li>• Corner location</li><li>• Great exposure on 1st Avenue</li><li>• Well built office space with boardroom, private offices, lunchroom and washrooms</li></ul>
<b>Ceiling Height</b>	18'
<b>Loading</b>	1 dock loading door, 1 grade door
<b>Power</b>	Heavy 3-phase power 200 amp 230 volt and single phase power 200 amp 120/240 volt
<b>Parking</b>	Ample street parking available
<b>Available</b>	May 1, 2024
<b>Additional Rent</b>	\$4,500 per month
<b>Asking Lease Rate</b>	\$12,500 per month



\* Approximate and to be verified





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