

**For Lease**

A high quality freestanding  
industrial building in North Burnaby

3940 Grant Street, 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 6 blocks to the Gilmore Way Skytrain Station.

## Building Size\*

Warehouse	6,920 SF
Office	2,160 SF
<b>TOTAL</b>	<b>9,080 SF</b>

## Zoning

M-3 (Heavy Industrial) permits most industrial uses

## Available

July 2024

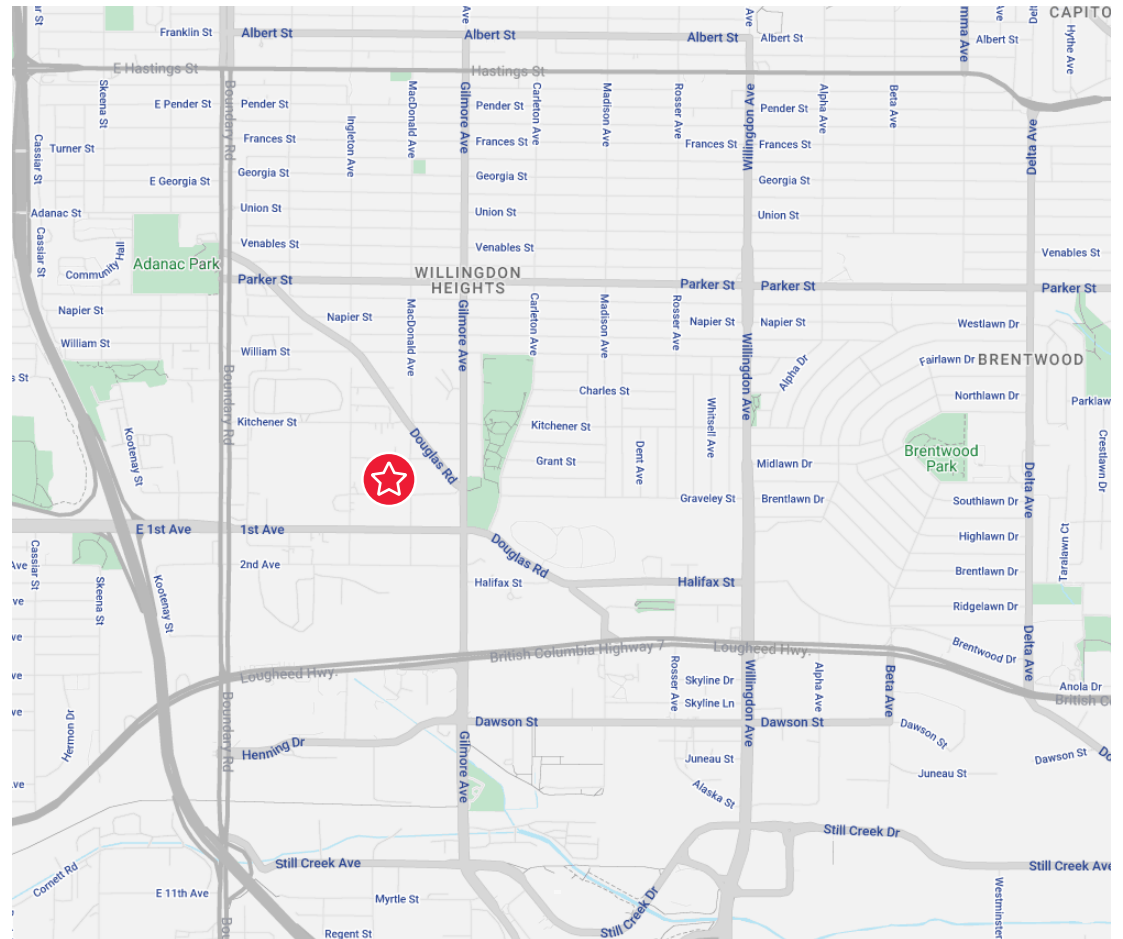
## Lease Rate

\$22.00 per SF (net), (Year 1)

## Estimated Property

**Taxes & Operating Costs** \$7.35 per SF (2024)

*\*MEASUREMENTS TO BE VERIFIED*



## Property Features

- 2 grade level loading doors
- 21' ceiling height
- 3 phase electrical service
- Large open plan office
- Five (5) private offices
- Six (6) parking stalls
- Reception
- Lunchroom

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