

# FOR SUBLEASE

4650 Dawson Street  
Burnaby BC



For Further Information, Please Contact:

RUSS BOUGIE  
604-661-0871  
russ.bougie@colliers.com

TODD SCARLETT  
604-662-2639  
todd.scarlett@colliers.com

**COLLIERS**  
INTERNATIONAL

*Our Knowledge is your Property*

# FOR SUBLEASE

4650 Dawson Street, Burnaby BC

## OPPORTUNITY

To lease functional warehouse space, located in the Lougheed-Boundary industrial area of Burnaby. The property is situated within minutes of Downtown Vancouver, and just few blocks from The Trans Canada Highway. Transit is easily accessible, as the building is approximately one block from the rapidly developing intersection of Willingdon Avenue and Lougheed Highway. Centrally located, the property affords easy access to the Brentwood Town Centre Sky Train station and many surrounding commercial amenities.

## BUILDING SIZE

The available warehouse is approximately 16,224 sq. ft.

## ZONING

M-2 Industrial which allows for a wide variety of industrial uses including distribution and manufacturing.

## LEASE RATE

\$7.25 per square foot net

## TAXES AND OPERATING EXPENSES

\$2.85 per square foot (2009 estimate)

## BUILDING FEATURES

- Dock and grade level loading
- 24' clear ceiling height
- Clear span area of 60' by 180'
- Painted warehouse walls and ceiling
- Small shipper's office
- Sodium halide lighting
- Great location
- Close to transit

## AVAILABILITY

Immediately



Map courtesy of "Street Wise" Map Book

For Further Information, Please Contact:

**RUSS BOUGIE**

604-661-0871

russ.bougie@colliers.com

**TODD SCARLETT**

604-662-2639

todd.scarlett@colliers.com

Colliers Macaulay Nicolls Inc. – Complete Commercial Real Estate Services Since 1898  
200 Granville Street 19th Floor, Vancouver British Columbia, Canada V6C 2R6  
Toll Free 1-866-681-2655 Telephone 604-681-4111 Fax 604-661-0849

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2008. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.  
12/10/2008 mm