

CITY OF BURNABY

4201 Lozells Avenue, Burnaby

4.5 Acres Industrial Land with Shop for lease

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CBRE



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LOCATION

The subject property is located one block off Winston Street in the heart of North Burnaby industrial district, with quick access to both Lougheed Highway and the Trans Canada Highway. Downtown Vancouver is only 20 minutes away, the North Shore 10 minutes and the Port Mann Bridge is only 10 minutes away for access to the Fraser Valley. With both Skytrain and bus transport very close by, this is truly one of the most central locations for both business efficiency and employee access.

SITE SIZE

4.5 Acres*

*Approximate

BUILDING SIZE

4,800 SF (shop)

BUILDING FEATURES

- Metal frame building
- Three (3) drive through bays
- Six (6) grade level doors
- Covered wash bay attached
- 18' clear ceiling height

ZONING

M2 (General Industrial)

NET LEASE RATE

\$18.00 / SF - Building area

\$3.75 / SF - Excess land
(approx. 203,000 SF)

YARD FEATURES

- Fenced
- Site to be fully leveled and hard surfaced
- Some lighting
- Two accesses off Lozells Avenue

Note: There is an unusable cross dock/office building at the front of the site. The Landlord takes no responsibility for said building.

AVAILABILITY

Immediately

ADDITIONAL RENT (FISCAL 2023/2024)

\$1.25 / SF of land area (estimated)



CONTACT

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