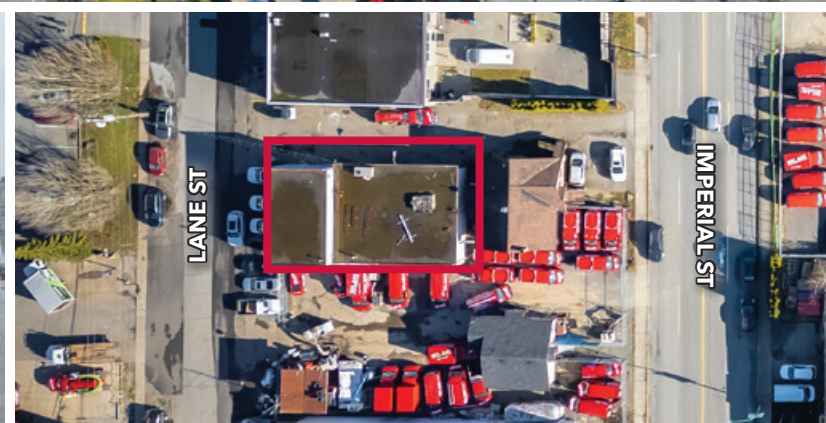


FOR LEASE | INDUSTRIAL  
**5544 LANE STREET**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,850 SF Freestanding Office/Showroom/Warehouse with Side Yard Area**
- ▶ **Exposure Property**
- ▶ **Automotive Uses Permitted**
- ▶ **Close to Rapid Transit (Royal Oak Station)**

**Chris McIntyre**  
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### Available Area

Main floor shop	2,000 SF
Office/showroom	1,000 SF
Mezzanine office	850 SF
<b>Total</b>	<b>3,850 SF</b>

### Zoning

M-4 (Industrial)

### Basic Lease Rate

\$19.00 PSF

### Taxes & Operating Costs

\$8.50 PSF (2024 estimate)

### Total Rent

\$8,822.92 per month plus GST & utilities

### Availability

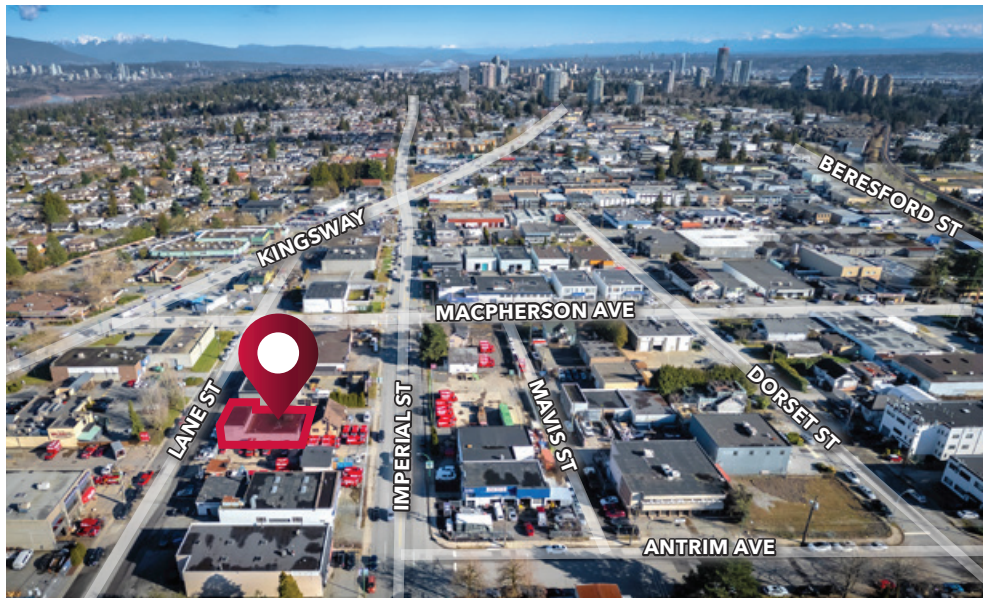
Immediate

### Location

The property is well-located in the South Slope area of Burnaby which offers good access to Kingsway, Imperial Street, Royal Oak, and Boundary Road. The property is within walking distance to rapid transit (Royal Oak Station).

### Features

- ▶ Four (4) 10' x 10' grade loading doors
- ▶ Heavy 3-phase power
- ▶ Showroom/office area
- ▶ Second floor mezzanine office
- ▶ Bathrooms on main and second floors
- ▶ Ideal for automotive uses



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