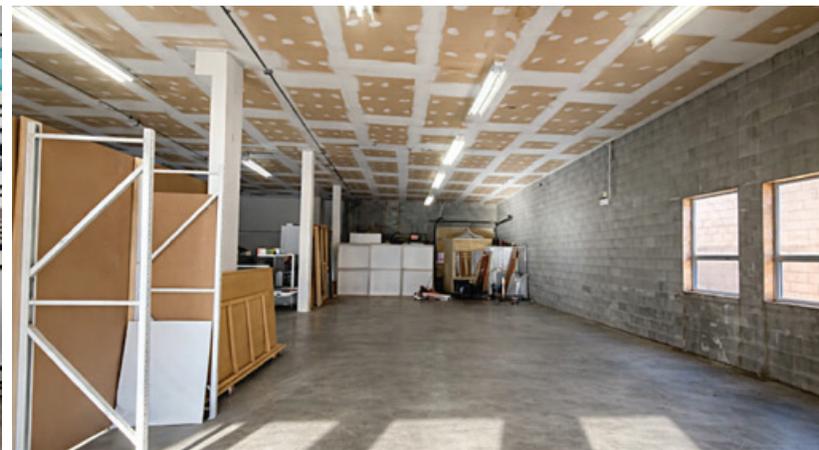


FOR LEASE | INDUSTRIAL
4438 JUNEAU STREET
BURNABY, BC



- ▶ 1,766 to 4,750 SF Industrial/Office Units
- ▶ Central Location Within Walking Distance to Brentwood SkyTrain Station

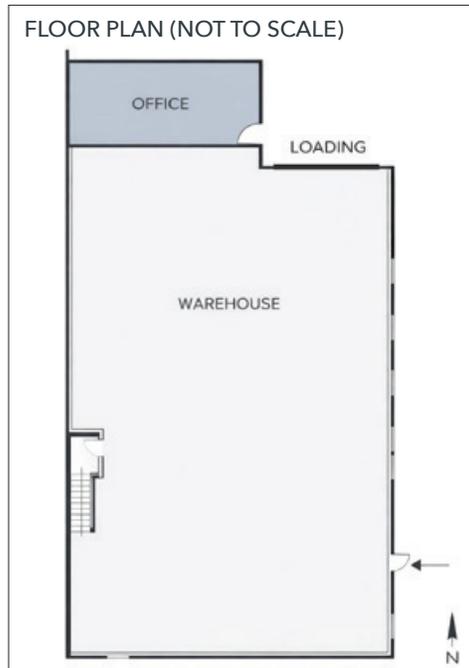
Tony Capolongo
D 604.630.3378 C 604.290.5318
tony.capolongo@lee-associates.com

Mackenzie Fraser
D 604.630.3386 C 604.671.9441
mackenzie.fraser@lee-associates.com

FOR LEASE | INDUSTRIAL
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Unit	Warehouse	Office	Size*	Lease Rate	Additional Rent (2026 Estimate)	Availability
201	4,100 SF	650 SF	4,750 SF	\$17.95 PSF	\$8.15 PSF	Feb 15, 2026
301	–	1,766 SF	1,766 SF	\$17.95 PSF	\$8.15 PSF	Feb 1, 2026

*Approximate



Location

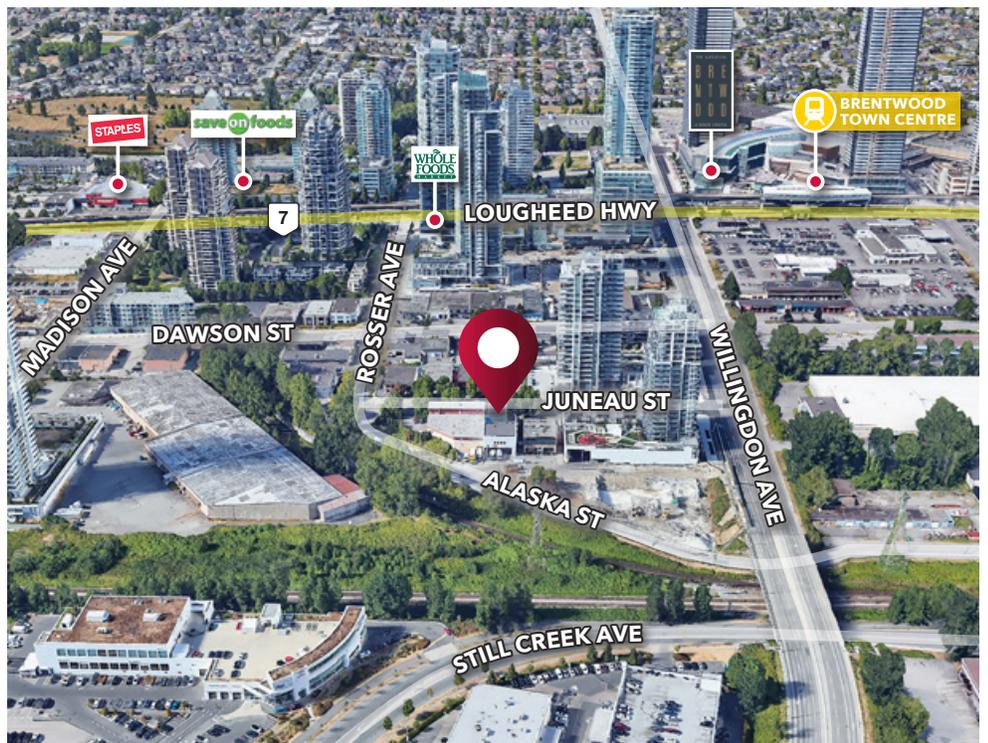
The property is strategically located one block west of Willingdon Avenue and one block south of Dawson Street. This location offers easy access to Lougheed Highway and the freeway and is within walking distance to Brentwood Town Centre SkyTrain station.

Zoning

M-1 (Industrial) – provides for the accommodation of a variety of light manufacturing uses, and other uses including but not limited to: warehousing, wholesale, production studios, internal display, printing and laboratories.

Features

- ▶ 14' warehouse ceilings
- ▶ Grade level loading door
- ▶ 3-phase power
- ▶ 2 washrooms
- ▶ Showroom/office
- ▶ Unit 301 is second floor office area with views
- ▶ Ample parking
- ▶ Units can be leased together or separately



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