

# FOR LEASE

3236 BETA AVENUE, BURNABY, BC

4,681 SF OF INDUSTRIAL SPACE WITH OFFICE



WARRINGTON PCI  
MANAGEMENT



**LENIA CALICO**

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300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

## Park Information

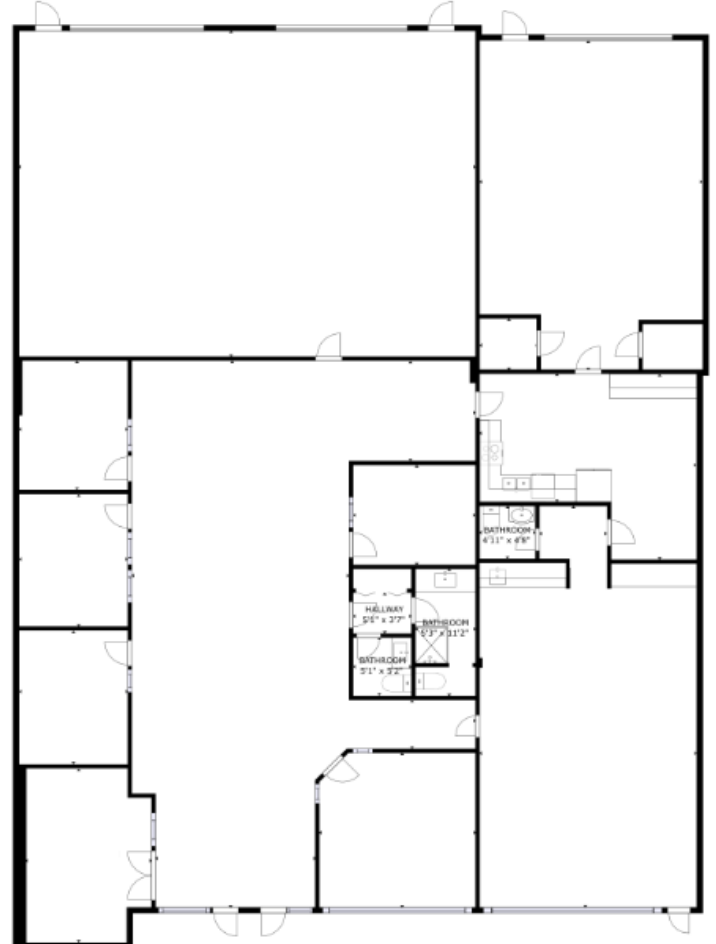
- 18'9" ceiling heights
- Immediate access to Highway 1 and Willingdon Ave
- M1 Zoning (Manufacturing District)
- Ample Parking
- On-site property management
- Easy commute to Brentwood Station on the Millenium line or Metrotown Station on the Expo Line



## Unit Information

- 4,681 SF
- Available March 1st, 2024
- 3 grade doors
- Two bathrooms, including a shower
- 2 large warehouse rooms suitable for storage or light manufacturing
- Kitchen with hookups for a range and dishwasher

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