

PRICE REDUCTION

SMALL BAY UNITS WITH DOCK LOADING

7880 - 7882 Express Street, Burnaby

**FOR LEASE**

An opportunity to occupy 2,416 - 4,833 SF of industrial space in the Lake City industrial area of Burnaby.

Accelerating success.



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## LOCATION

Located on the Southeast corner of Lake City Way and Express Street, the subject property benefits from immediate access to both Lougheed Highway and HWY #1, directly to the South. Lake City Way SkyTrain station is within 500m of the property, providing access to Downtown Vancouver in less than 30 minutes as well as surrounding municipalities.

## AVAILABLE AREAS (can be leased separately or combined)

	<u>7880 Express</u>	<u>7882 Express</u>	<u>Combined</u>
Ground Floor	2,416 SF	2,417 SF	4,833 SF
Office / Warehouse			

## UNIT FEATURES

- Efficient ground floor oriented space
- Small front office & open plan warehouse
- Clear span warehouse
- 17' clear height
- One (1) dock loading door per unit
- 3 phase power
- On-site & street parking
- Freshly painted building
- Parking lot resurfaced and lined

## ZONING

M3 (Heavy Industrial), allowing for a wide range of industrial activities

## BASIC RENT

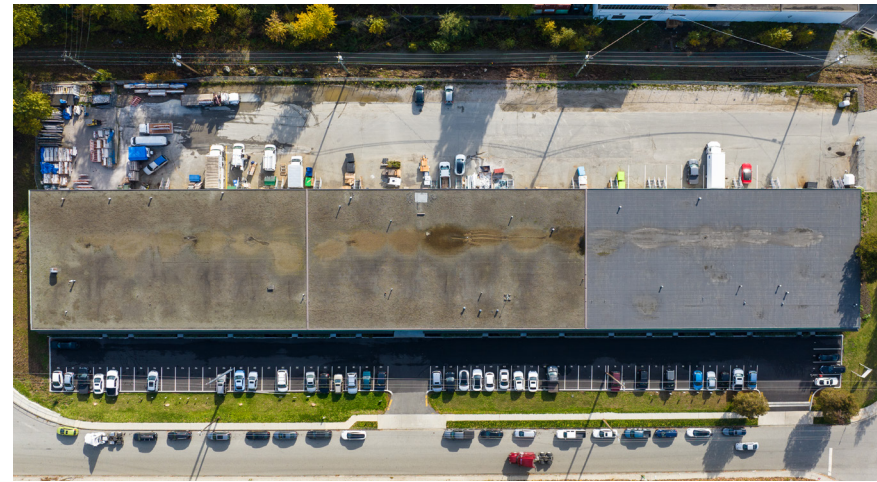
\$23.00 / SF

## AVAILABILITY

January 1st, 2024

## ADDITIONAL RENT (2023 EST.)

\$7.50 / SF



## CONTACT

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