

FOR LEASE | INDUSTRIAL
UNIT 305 - 3815 1ST AVENUE
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **8,451 SF Dock Loading Unit (4 Doors)**
- ▶ **Popular 1st Avenue & Boundary Road Location**

Chris McIntyre

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Location

The property is strategically located on the north side of 1st Avenue and a half-block east of Boundary Road in North Burnaby. The property offers quick and easy access to Highway 1, Lougheed Highway, downtown, and the North Shore.

Zoning

M-3 (Heavy Industrial)

Features

- ▶ Close to Highway 1 and transit (Gilmore Station)
- ▶ Concrete block construction
- ▶ Dock loading (4 doors)
- ▶ Dock leveler (2 doors)
- ▶ Ample parking and loading areas

Unit Areas (Approximate)

Office	1,000 SF
Warehouse	7,451 SF
Total	8,451 SF

Basic Rent

\$23.00 PSF NNN

Additional Rent

\$7.21 PSF (2024)

Total Rent

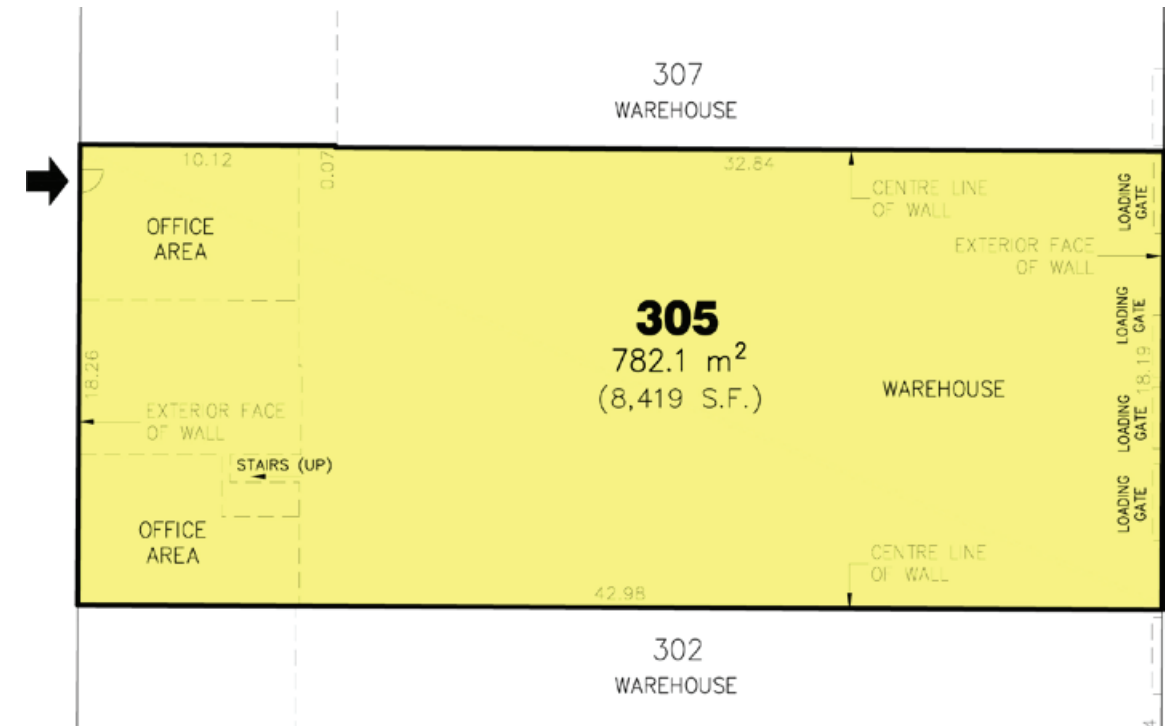
\$21,275.393 per month plus GST & utilities

Availability

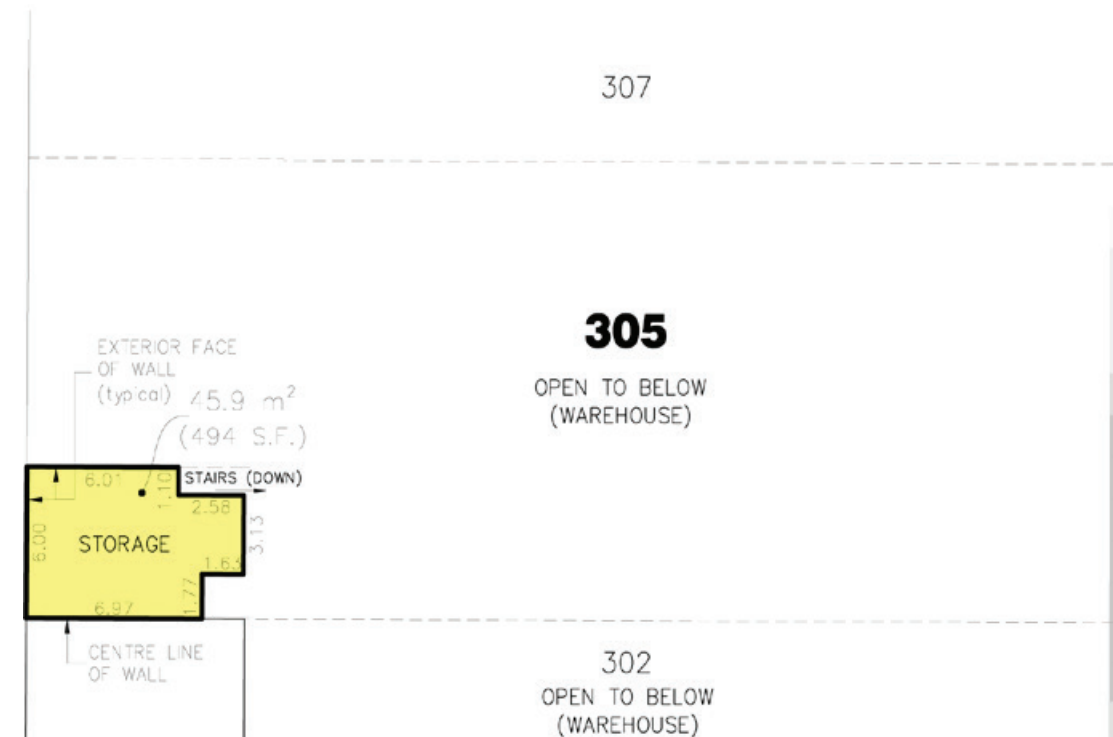
July 1, 2024



Ground Floor Plan

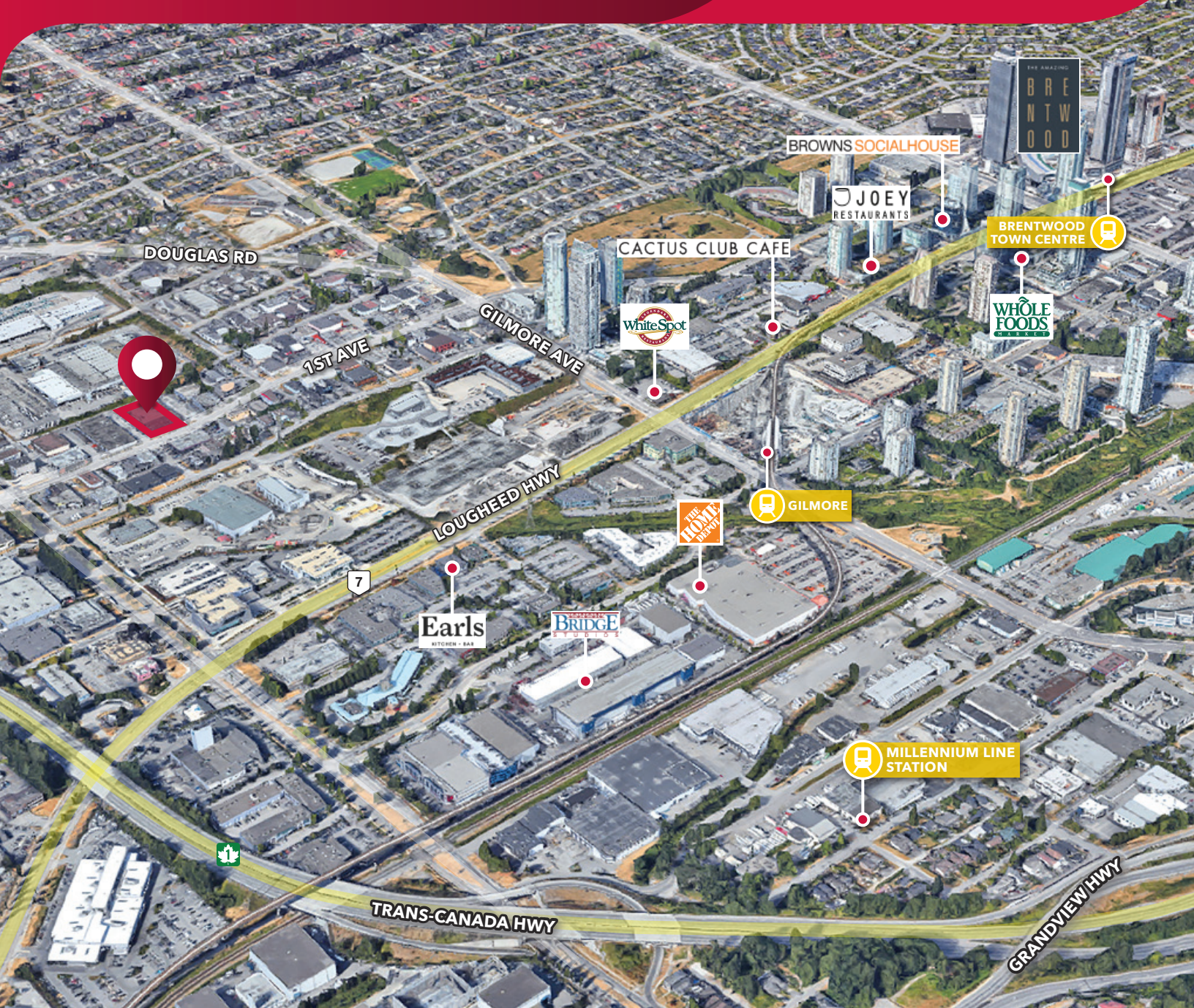


Second Floor Plan



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50
YEARS IN VANCOUVER