



4015 E 1st Avenue , Burnaby

6,629 SF Warehouse/Office in North Burnaby **for Lease**

Extensively renovated and minutes from Brentwood Town Centre

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Ideal Location

- Immediate access to Boundary Road, Highway 1 and Lougheed Highway
- Direct access to the North Shore and other areas of Metro Vancouver
- Extensive amenities including restaurants, shopping service and large scale retail centres within a 5-minute drive
- Extensive bus options within walking distance, connecting to the Millennium Line Skytrain



Property Features

| | |
|--------------------------|---|
| Address | 4015 East 1st Avenue, Burnaby |
| Zoning | M3 Heavy Industrial |
| Building Area | Ground Floor Office 1,600 SF Warehouse 3,800 SF Mezzanine Storage 1,229 SF Total 6,629 SF* |
| Site Size | 6,600 SF |
| Features | <ul style="list-style-type: none">• Upgraded metal facade• Excellent front loading• Corner location• Great exposure on 1st Avenue• Well built office space with boardroom, private offices, lunchroom and washrooms |
| Ceiling Height | 18' |
| Loading | 1 dock loading door, 1 grade door |
| Power | Heavy 3-phase power 200 amp 230 volt and single phase power 200 amp 120/240 volt |
| Parking | Ample street parking available |
| Available | May 1, 2024 |
| Additional Rent | \$4,500 per month |
| Asking Lease Rate | \$12,500 per month |

* Approximate and to be verified





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