

For Lease

A high quality freestanding
industrial building in North Burnaby

3940 Grant Street, Burnaby, BC



Ewen Johnston
Personal Real Estate Corporation
Senior Vice President
+1 604 661 0804
ewen.johnston@colliers.com



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Property Overview

To lease a high quality freestanding industrial building in North Burnaby, only 15 minutes to downtown Vancouver, one minute to Hwy #1 at East 1st Avenue, and only 6 blocks to the Gilmore Way Skytrain Station.

Building Size*

Warehouse	6,920 SF
Office	2,160 SF
TOTAL	9,080 SF

Zoning

M-3 (Heavy Industrial) permits most industrial uses

Available

July 2024

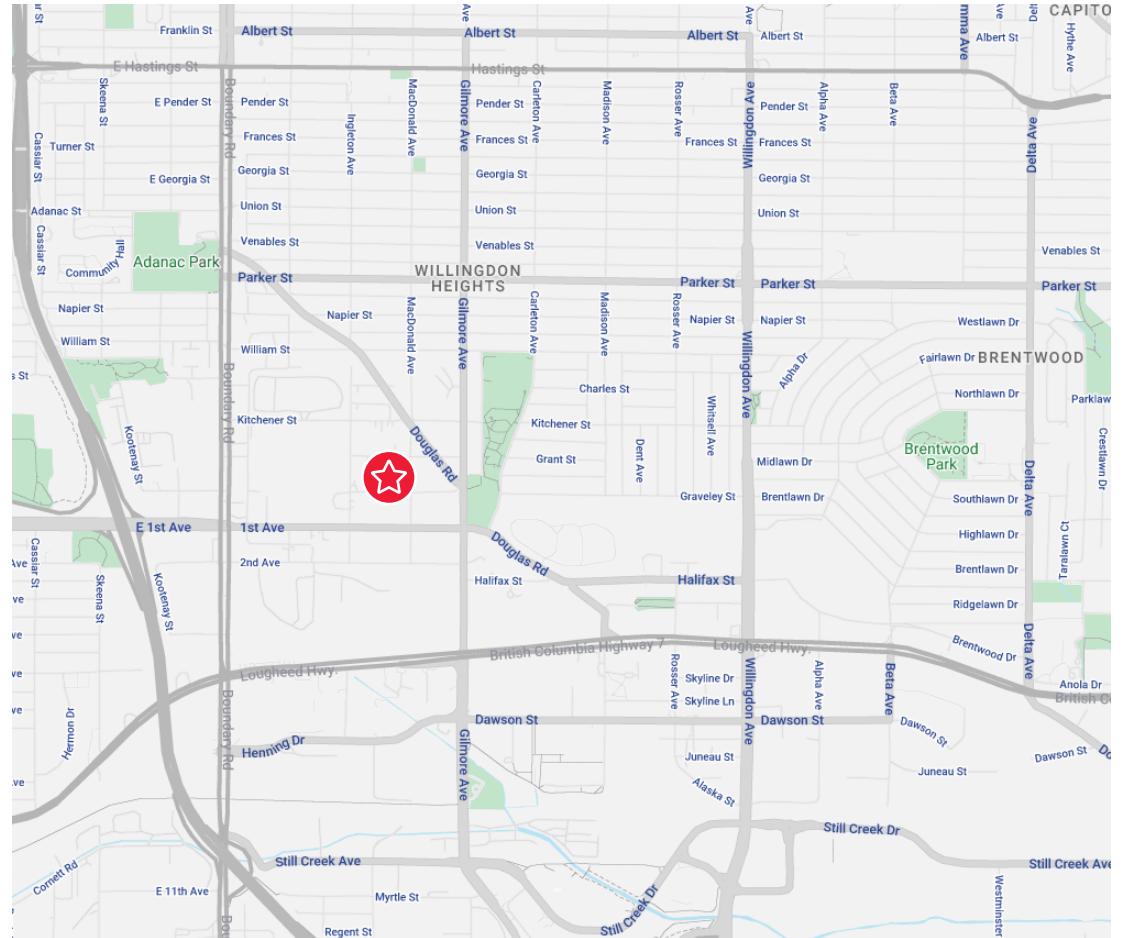
Lease Rate

\$22.00 per SF (net), (Year 1)

Estimated Property

Taxes & Operating Costs \$7.35 per SF (2024)

*MEASUREMENTS TO BE VERIFIED



Property Features

- 2 grade level loading doors
- 21' ceiling height
- 3 phase electrical service
- Large open plan office
- Five (5) private offices
- Six (6) parking stalls
- Reception
- Lunchroom

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