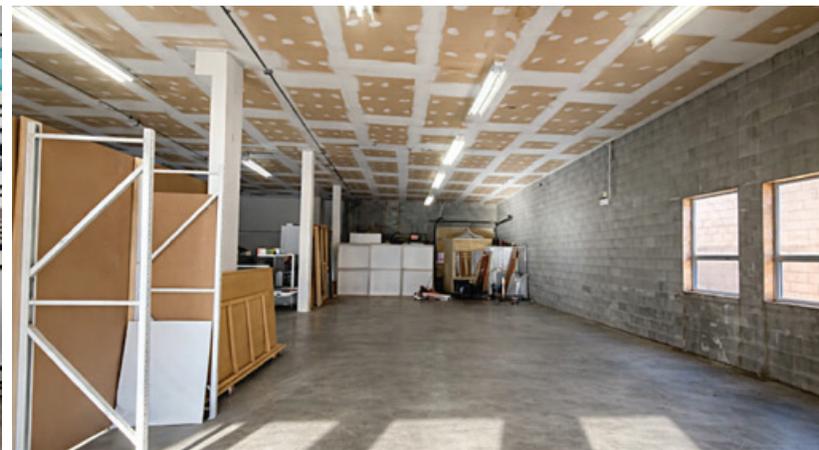


FOR LEASE | INDUSTRIAL
4438 JUNEAU STREET
BURNABY, BC



- ▶ 1,766 to 4,750 SF Industrial/Office Units
- ▶ Central Location Within Walking Distance to Brentwood SkyTrain Station

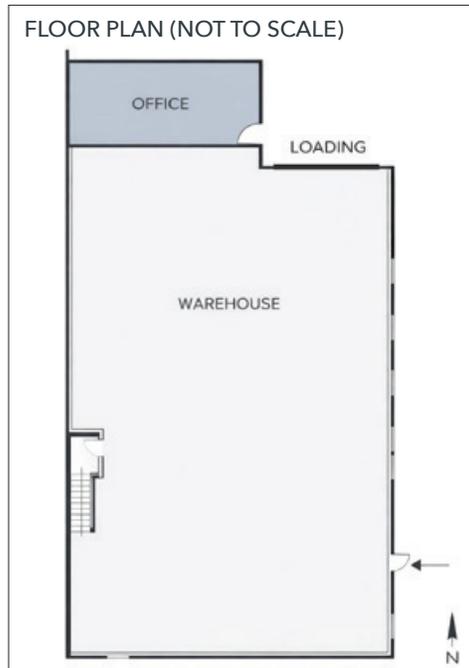
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FOR LEASE | INDUSTRIAL
4438 JUNEAU STREET
BURNABY, BC

| Unit | Warehouse | Office | Size* | Lease Rate | Additional Rent (2026 Estimate) | Availability |
|------|-----------|----------|----------|-------------|---------------------------------|--------------|
| 201 | 4,100 SF | 650 SF | 4,750 SF | \$17.95 PSF | \$8.15 PSF | Feb 15, 2026 |
| 301 | – | 1,766 SF | 1,766 SF | \$17.95 PSF | \$8.15 PSF | Feb 1, 2026 |

*Approximate



Location

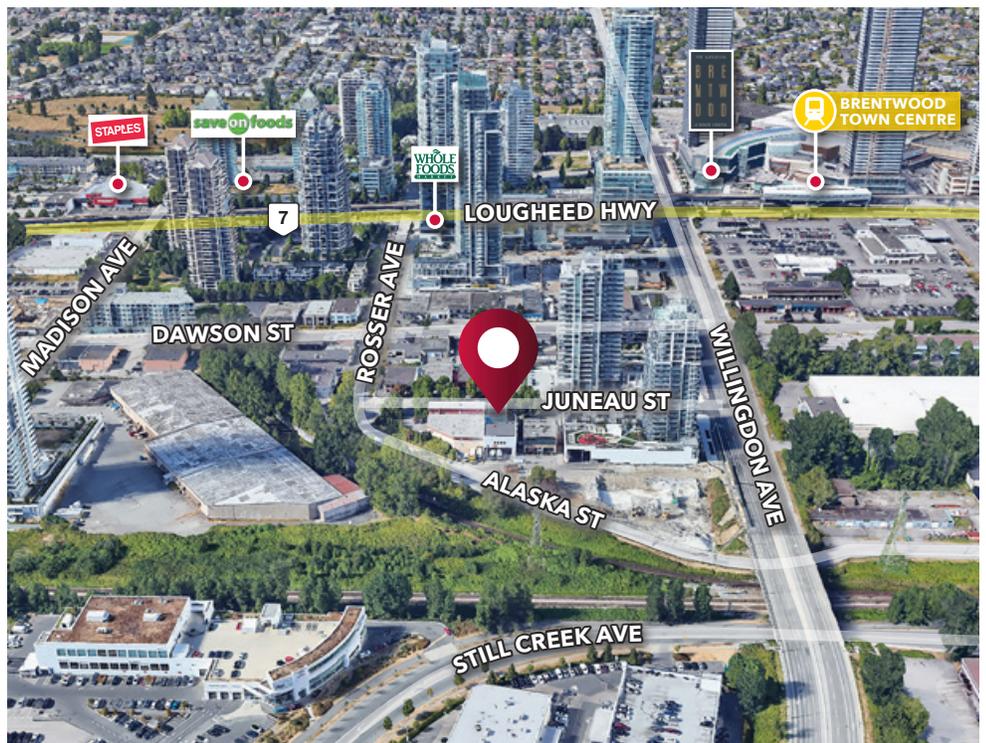
The property is strategically located one block west of Willingdon Avenue and one block south of Dawson Street. This location offers easy access to Lougheed Highway and the freeway and is within walking distance to Brentwood Town Centre SkyTrain station.

Zoning

M-1 (Industrial) – provides for the accommodation of a variety of light manufacturing uses, and other uses including but not limited to: warehousing, wholesale, production studios, internal display, printing and laboratories.

Features

- ▶ 14' warehouse ceilings
- ▶ Grade level loading door
- ▶ 3-phase power
- ▶ 2 washrooms
- ▶ Showroom/office
- ▶ Unit 301 is second floor office area with views
- ▶ Ample parking
- ▶ Units can be leased together or separately



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