

FOR LEASE | INDUSTRIAL
3945 MYRTLE STREET
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **6,220 SF Warehouse/Office with 3,500 SF Yard Area**
- ▶ **Convenient North Burnaby Location**
- ▶ **Short-Term Lease Opportunity**

Chris McIntyre

Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

Ryan Barichello

D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

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Location

The subject property is situated in the industrial/commercial area of North Burnaby. This area offers excellent access to all points throughout Greater Vancouver, bounded by Highway 1 on the south, Willingdon Avenue on the east, Lougheed Highway on the north, and Boundary Road on the west. The property is a 10 minute walk to rapid transit at Gilmore Skytrain Station. This area is popular with film related businesses, service contractors, and technology users.

Features

- ▶ 12' clear ceiling height
- ▶ 18' x 10' dock loading door
- ▶ 14' x 14' grade loading door
- ▶ Finished second floor office
- ▶ Bathroom and lunchroom on second floor
- ▶ Office and bathroom on main floor
- ▶ Separate storage area on main floor
- ▶ Exposure to Still Creek Avenue

Building Area

Warehouse/storage	3,743 SF
Office/storage/display	2,477 SF
Total	6,220 SF

Yard Area

3,500 SF (approximately)

Zoning

M2 / M6 (Industrial)

Monthly Rent

\$10,000.00 total plus GST and utilities

Term

Month-to-month or up to 1 year lease

Availability

Immediate



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