

FOR SUBLEASE | INDUSTRIAL
4330 HALIFAX STREET
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Approximately 6,630 SF Main Floor Warehouse**
- ▶ **Two Dock Loading Doors**
- ▶ **Steps to Brentwood SkyTrain Station**

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Location

The subject property is located in North Burnaby on the corner of Douglas Road and Halifax Street – neighbouring Staples and Madison Centre (Save-On-Foods, Winners, Joey's Restaurants, etc). Lougheed Highway is a block south of the property and offers easy access to all areas of the Lower Mainland.

Features

- ▶ Easy access to Lougheed Highway and Highway 1
- ▶ Great exposure on Halifax Street
- ▶ Steps from Brentwood
- ▶ Fenced and paved yard area
- ▶ (2) dock loading doors 12' x 12' and 8' x 10'
- ▶ Approximately 16' clear ceiling warehouse
- ▶ 3-phase power
- ▶ Bathroom

Zoning

M1 (Industrial)

Available Space

Main floor warehouse – approximately 6,630 SF

Sublease Rate

\$19.00 PSF

Taxes & Operating Costs

\$10.55 PSF (2024 estimate)

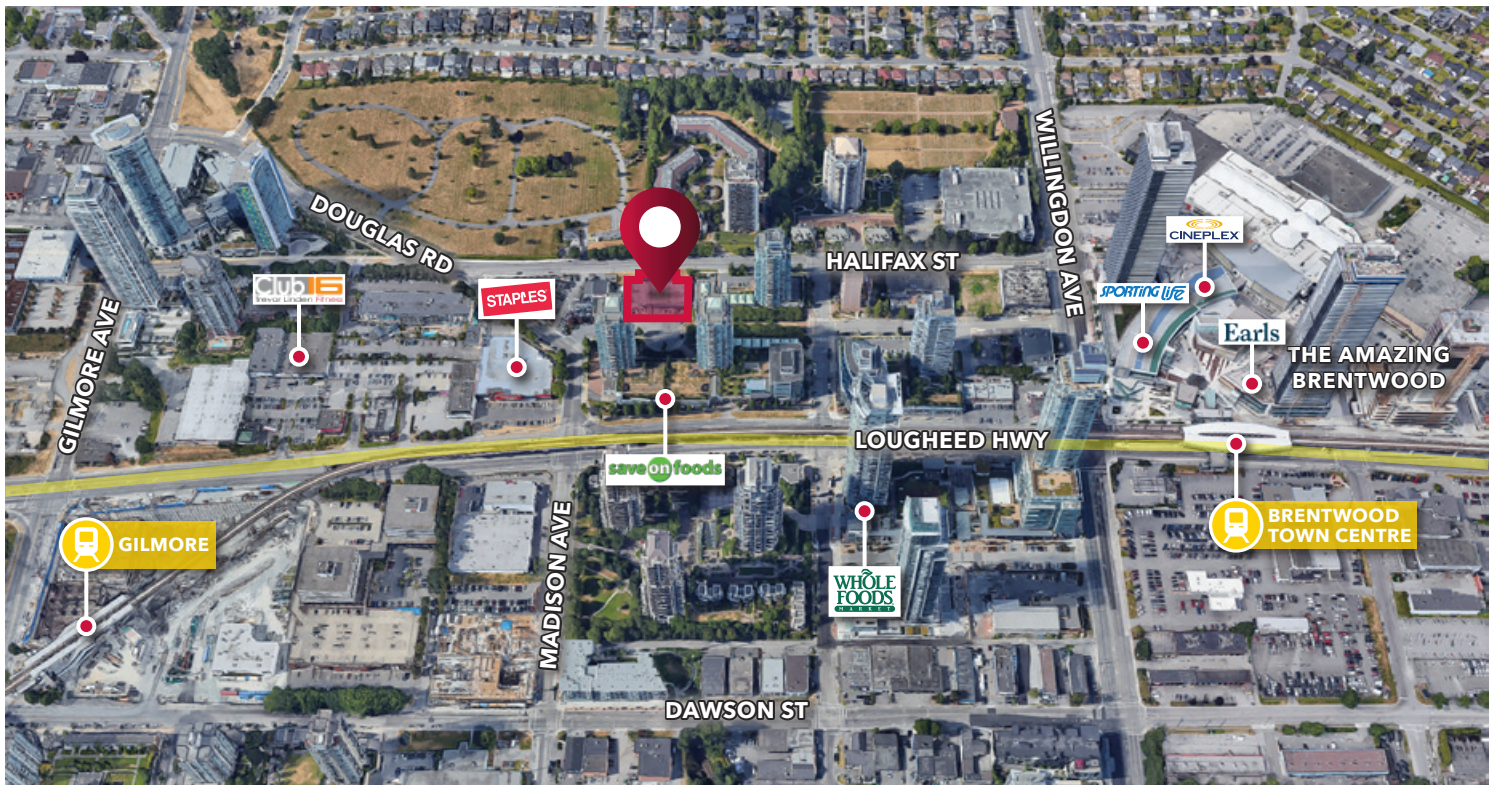
Lease Expiry Date

September 30, 2027

(longer lease term may potentially be available)

Availability

30 days notice



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