

FOR LEASE | INDUSTRIAL
#305 - 3815 1ST AVENUE
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ 8,451 SF Dock Loading Unit (4 Doors)
- ▶ Newly Renovated
- ▶ Popular 1st Avenue & Boundary Road Location

Chris McIntyre

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Location

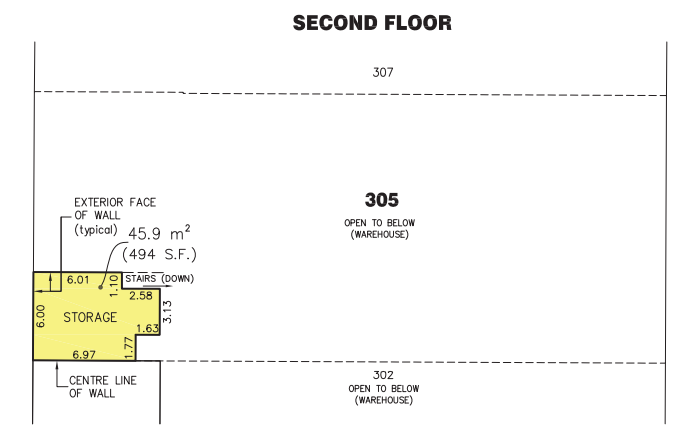
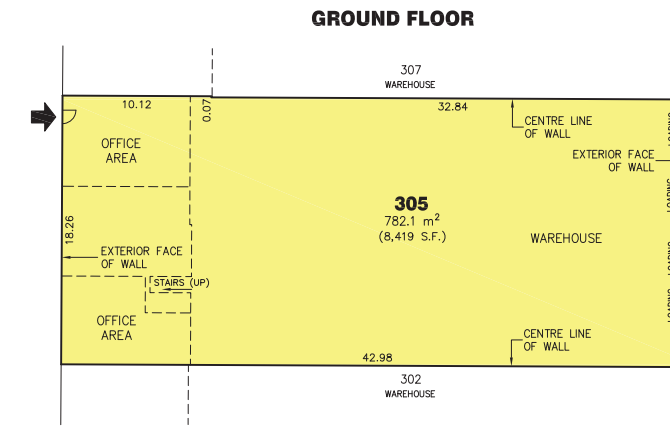
The property is strategically located on the north side of 1st Avenue and a half-block east of Boundary Road in North Burnaby. The property offers quick and easy access to Highway 1, Lougheed Highway, downtown, and the North Shore.

Features

- ▶ Close to Highway 1 and transit (Gilmore Station)
- ▶ Concrete block construction
- ▶ New LED warehouse lighting
- ▶ 4 loading docks
- ▶ 2 dock levelers
- ▶ Ample parking and loading areas
- ▶ 16' warehouse ceiling height (approximate)



Unit 305 Floor Plans



Zoning

M-3 (Heavy Industrial)

Unit Areas (Approximate)

Office	580 SF
Warehouse	7,871 SF
Total	8,451 SF

Basic Rent

\$23.00 PSF NNN

Additional Rent (2024)

\$7.76 PSF (main floor)

Total Monthly Rent

\$21,662.73 plus GST & utilities

Availability

Immediate



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