



2.07 acre Yard  
and Truck  
Terminal  
Facility in  
North Burnaby

**FOR LEASE** | 2848 & 2864 Norland Avenue, Burnaby

**OPPORTUNITY** | To lease an incredibly rare 2+ acre fully paved land site improved with a 24,510 SF truck terminal warehouse facility within 3 minutes of the Trans Canada Highway, and 20 minutes to Downtown Vancouver.

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## HIGHLIGHTS

- 16 truck positions
- Cross-dock style warehouse
- Ample on-site parking
- 2.07 acres total
- Three storey office
- 1 ramped / grade loading door
- Open / private offices
- Kitchen / lunchroom
- Multiple washrooms



**LOCATION |** This fully paved land site with freestanding warehouse/office facility is situated on the north side of Norland Avenue, just east of Douglas Road and west of Sprott Street, easily connecting to the Trans Canada and Lougheed Highway transportation corridors.

### BUILDING AREA

Warehouse (SF)	16,350 SF
Office Size (SF)	8,160 SF
<b>Total</b>	<b>24,510 SF*</b>

*\*Area is approximate and should be verified*

### LAND AREA\*

2.07 acres

*\*Area is approximate and should be verified*

## ZONING

**2848 Norland Avenue - M2 General Industrial**

**2864 Norland Avenue - M6 Truck Terminal | Potential M2 General Industrial**

## AVAILABILITY

Please Contact Listing Agent

## LEASE RATE

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## ADDITIONAL RATE

\$10 per SF (est. 2025)



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