

FOR LEASE | INDUSTRIAL
4410-4428 JUNEAU STREET
BURNABY, BC



Showroom



Lower level warehouse

- ▶ **2,009 to 20,335 SF Move-In Ready for Immediate Occupancy**
- ▶ **Central Location Within Walking Distance to Brentwood SkyTrain Station**
- ▶ **800 Amp 3-Phase Electrical Service**
- ▶ **Attractive Lease Rate**

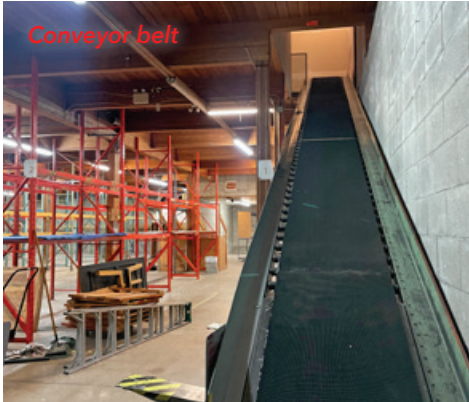
Location

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

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Conveyor belt



Side yard and parking

Description of Improvements

The site is sloping north to south accommodating a two-floor warehouse that provides dock loading at street level for both floors. The lower floor is accessed from a paved rear lane and the upper floor, located on Juneau Street, is accessed from the street front. The office is located on a mezzanine above the Juneau Street level.

Available Areas (Approximate)

	Size	Loading
Lower level warehouse	9,163 SF	Dock level
Upper level (Juneau Street)	9,163 SF	Dock level
Mezzanine upper level office	2,009 SF	
Total	20,335 SF	

Features

- ▶ Brick and concrete block construction with exposed wood beams
- ▶ 12'-14' ceiling height
- ▶ 800 amp heavy power
- ▶ 8 parking stalls on side yard plus several additional rear parking along the lane
- ▶ Bathrooms on all three floors (5 total)
- ▶ 2 kitchenettes
- ▶ Floor drain in lower level warehouse
- ▶ 2 dock loading doors with conveyor belt connecting lower level warehouse to upper level
- ▶ Short walk to 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.

Asking Rental Rate

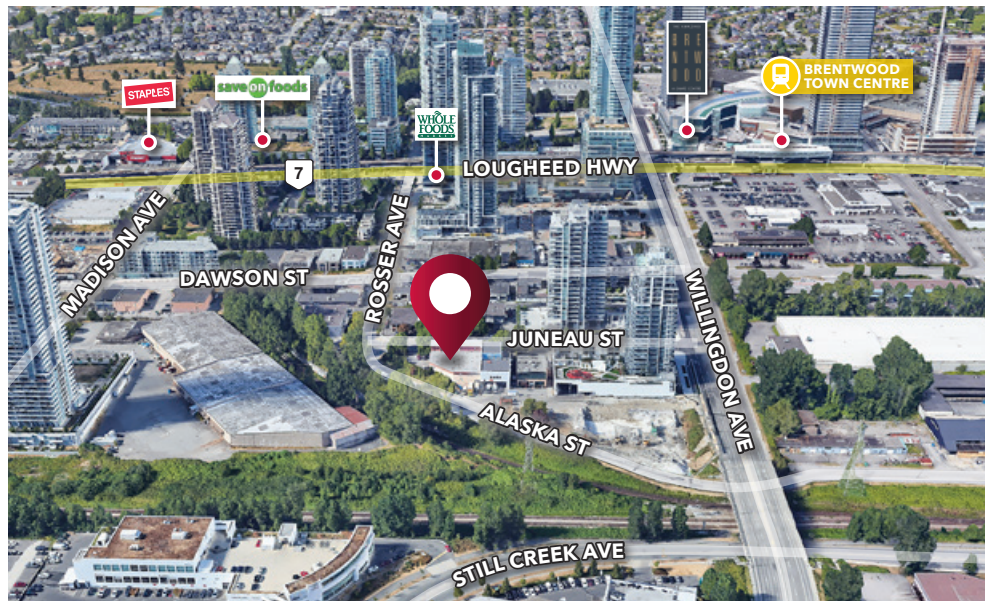
\$17.50 PSF

Taxes & Operating Costs

\$6.46 PSF (2024 estimate)

Availability

Immediate



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