

FOR LEASE | INDUSTRIAL
3738 KEITH STREET
BURNABY, BC



- ▶ Two (2) Units – 3,967 to 3,976 SF Available
- ▶ Fenced and Gated Secure Complex
- ▶ Big Bend Industrial Area

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Location

Centrally located on the Burnaby/Vancouver border in the Big Bend industrial sub-market, this property is only 10 minutes from Highway 1, 25 minutes to downtown and 20 minutes to the airport. The Big Bend area of South Burnaby is becoming increasingly attractive for businesses that are looking for employee amenities and easy access to Vancouver's surrounding municipalities.

Zoning

M-5 (Industrial)

Basic Lease Rate

\$15.00 PSF (introductory lease rate for year 1 only)
 Year 2 - \$19.00 PSF

Taxes & Operating Costs

\$7.50 PSF (2025)

Total Monthly Rent

Unit 1 - \$7,455.00 + GST & Utilities
 Unit 3 - \$7,438.13 + GST & Utilities

Available Areas

Building	Unit	Ground Floor	Mezzanine	Total	Availability
A	1	2,951 SF	1,025 SF	3,976 SF	Immediate
A	3	2,951 SF	1,016 SF	3,967 SF	Immediate

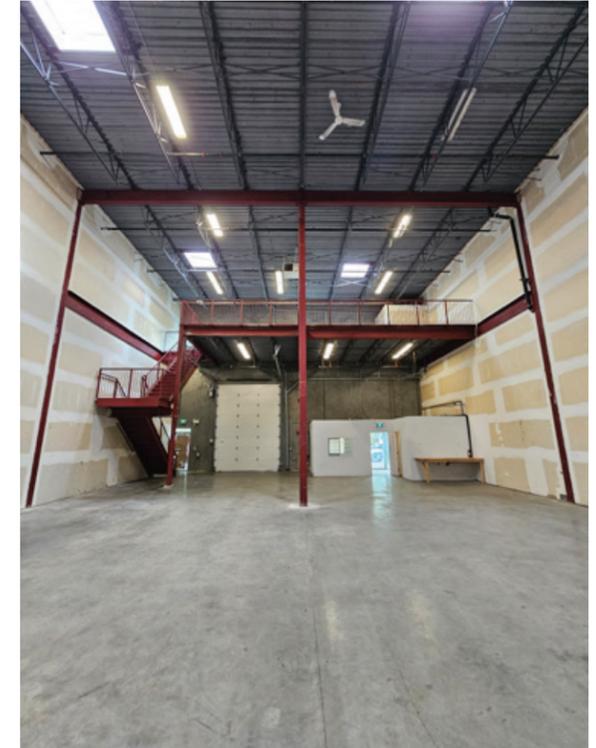
Features

Building A & Building C

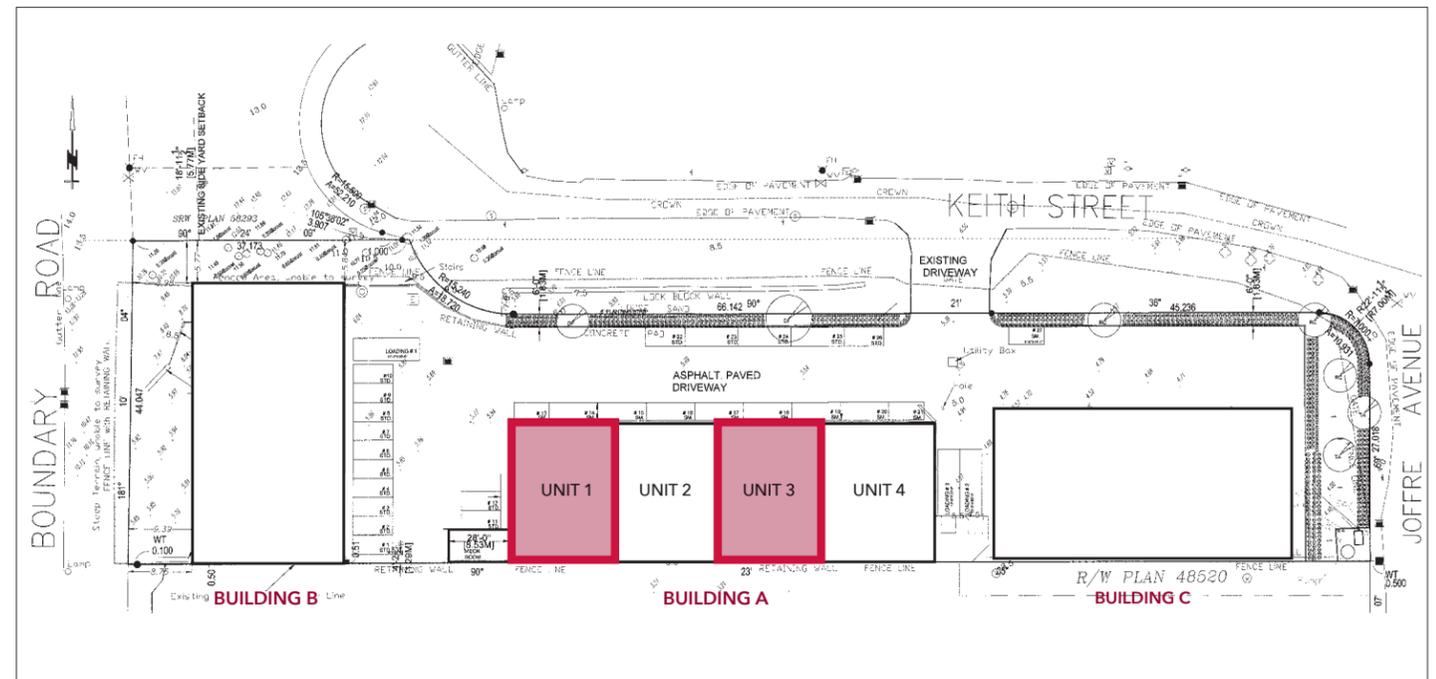
- ▶ 30' clear ceiling height
- ▶ T-5 lighting
- ▶ Sprinklered
- ▶ Dock loading shared between building A unit 4 & building C
- ▶ Grade loading 1 per bay in building A and 2 grade loading doors in building C
- ▶ Concrete tilt-up construction
- ▶ Ample parking
- ▶ 200 amp 120 volt 3-phase power per bay

Building B

- ▶ 26' clear ceiling height
- ▶ Offices over two levels
- ▶ Five (5) grade loading doors
- ▶ Concrete block construction
- ▶ Drive-through capability
- ▶ Rear secure yard area
- ▶ 3-phase power
- ▶ Exposure to Boundary Road

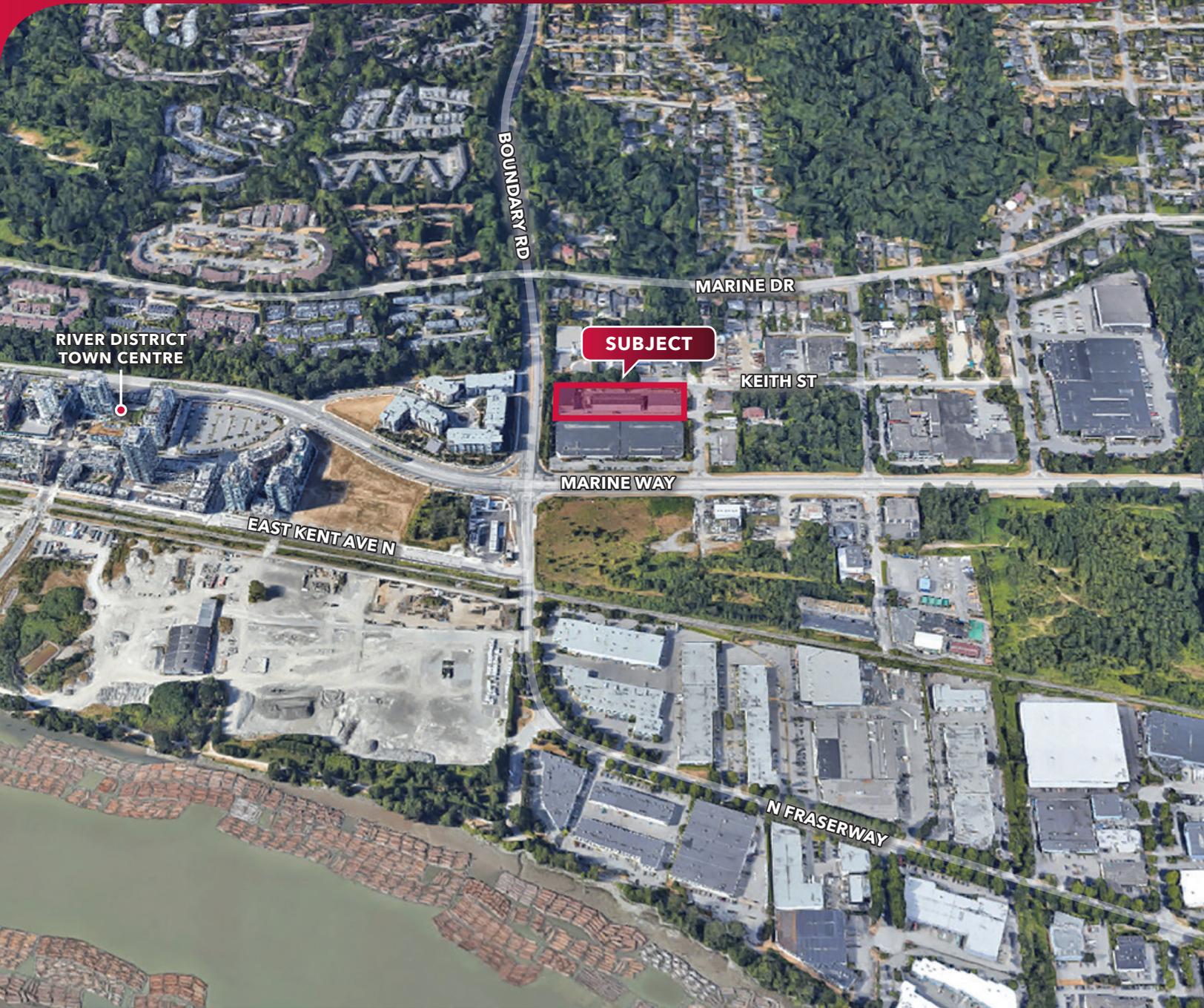


Site Plan



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