

FOR LEASE | INDUSTRIAL
4010 MYRTLE STREET
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **7,927 SF Warehouse/Office Unit**
- ▶ **Grade Loading**
- ▶ **Centre of Metro Vancouver**

Steve Caldwell

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BURNABY, BC

Location

The subject property is situated in North Burnaby, just west of Gilmore Avenue and north of Highway 1. The property offers excellent access to all points throughout Greater Vancouver. This very accessible industrial area is bounded by Highway 1 on the south, Willingdon Avenue on the east, Lougheed Highway on the north, and Boundary Road on the west. The area is popular with film related businesses, service contractors, and technology users.

Features

- ▶ 20' clear ceiling height
- ▶ Grade level loading (10' x 14')
- ▶ Natural gas heating
- ▶ Pre-cast concrete construction
- ▶ Fluorescent lighting
- ▶ 3 phase power
- ▶ Concrete demising walls
- ▶ Partitioned, air-conditioned, and fully finished office

Available Area

Warehouse	4,854 SF
Ground floor office	1,485 SF
Mezzanine office	1,588 SF
Total	7,927 SF

Zoning

M-5 (Industrial)

Basic Lease Rate

\$22.00 PSF net

Additional Rent

\$7.17 PSF (2023 estimate)

Availability

July 1, 2023



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