

FOR LEASE

Multiple Industrial Units Available from **2,440 to 4,880 SF** in North Burnaby

**Units 7840, 7842 & 7860 Express Street,
Burnaby**

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Colliers

Opportunity Overview

An opportunity to occupy up to 4,880 SF of industrial space in the Lake City industrial area of Burnaby.

Located on the southeast corner of Lake City Way and Express Street, the subject property benefits from immediate access to both Lougheed Highway and Highway #1, directly to the south. Lake City Way SkyTrain station is within 500 metres of the property, providing access to Downtown Vancouver in less than 30 minutes as well as surrounding municipalities.



Bonus mezzanine above office areas



Zoned M-3 Heavy Industrial



Excellent proximity to Lougheed Highway and Lake City Way SkyTrain Station

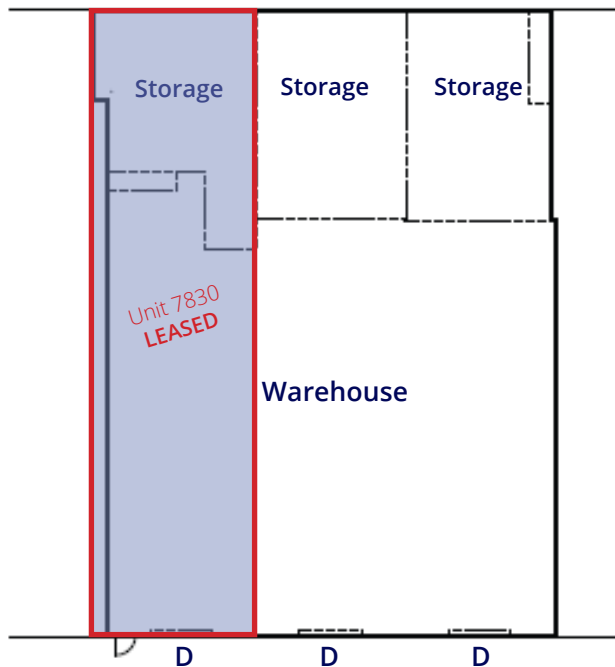


Parking lot resurfaced and lined



Floorplan - Units 7840 & 7842

Units 7840 & 7842*
4,880 SF



Civic Address 7840 & 7842 Express Street, Burnaby

PID 003-003-825

Lease Rate Please Contact Listing Agents

Additional Rent \$8.50 per SF (2026)

Availability August 1, 2026

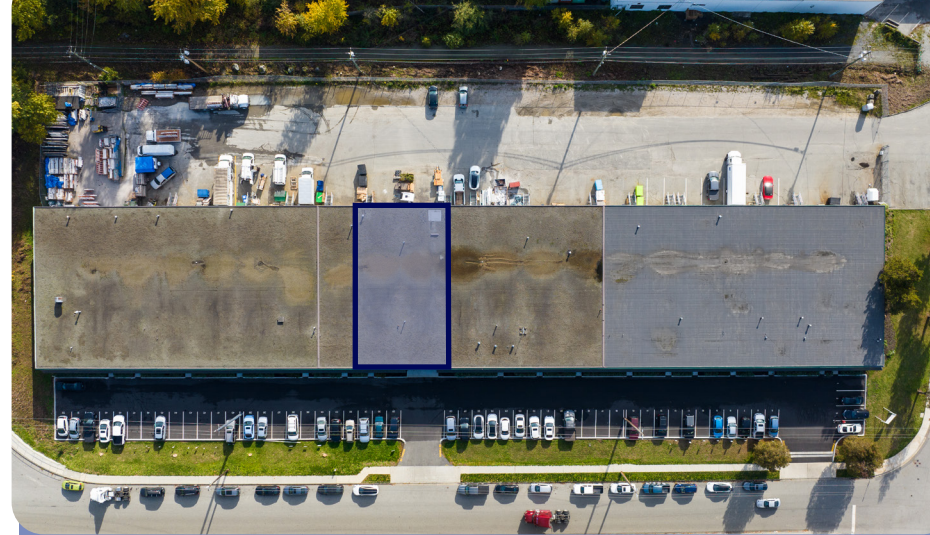
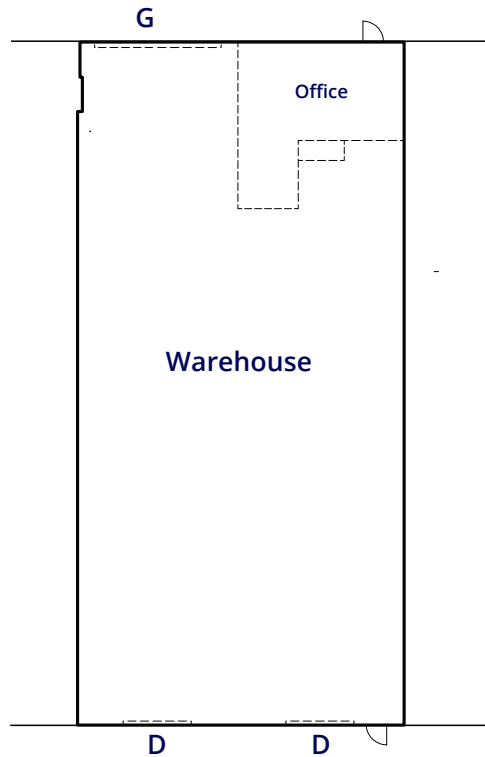
Features

- Efficient ground floor oriented space
- Small front office & open plan warehouse
- 17' clear ceiling height
- Two (2) dock loading doors
- 325 amp, single-phase electrical service
- On-site & street parking
- Freshly painted building

** Units 7840 & 7842 can be leased together or separately*

Floorplan - Unit 7860

Unit 7860
4,828 SF



Civic Address 7860 Express Street, Burnaby

PID 003-003-825

Lease Rate Please Contact Listing Agents

Additional Rent \$8.50 per SF (2026)

Availability 30 - 45 days' notice

Features

- Small front office & open plan warehouse
- 715 SF bonus mezzanine area
- 17' clear ceiling height
- One (1) oversized grade loading door (16' H x 18' W)
- Two (2) dock loading doors
- 225 amp, 240 volt 3-phase electrical service
- On-site & street parking
- Freshly painted building

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