


FOR LEASE

4288 | Manor Street  
Burnaby

REDUCED RATE WITH  
RECENT PROPERTY  
IMPROVEMENTS

A TOTAL OF **28,814 SF**  
FREESTANDING BUILDINGS  
ON 1.21 ACRES



 **JLL** SEE A BRIGHTER WAY

# 4288 MANOR STREET BURNABY



AVAILABLE AREA

Upstairs office	2,415 SF
Main floor office	3,939 SF
Warehouse	22,460 SF
<b>Total area</b>	<b>28,814 SF</b>



LEASE RATE

**\$18.95 PSF** ~~\$17.95 PSF~~



ADDITIONAL RENT

**\$5.50 PSF**  
**5% management fee**



CEILING HEIGHT

**14' - 18' clear**



LOADING

**(3) dock and (2) grade doors**



ZONING

**M1**



POWER

**400 AMPS/600 VOLTS**



HEATER, HVAC

**Gas-fired unit heaters in warehouse,  
HVAC in office**



CONSTRUCTION

**Concrete**



PARKING

**34 surface parking spaces**



## PROPERTY UPGRADES

- NEW HVAC UNITS
- NEW LED LIGHTING IN WAREHOUSES
- NEW EXTERIOR PAINT
- NEW WINDOWS
- NEW DOORS





The site is improved with two concrete industrial buildings encompassing 28,814 square feet. The buildings are serviced by three (3) dock level and two (2) grade loading doors.

Strategically located in the Canada Way corridor of central Burnaby, 4288 Manor Street benefits from its quick access to the Trans-Canada Highway and several other major thoroughfares including Boundary Road, Canada Way and Lougheed Highway. Just 2 blocks from BCIT's main campus, 15 minutes from the Downtown core and 5 minutes from Brentwood Town Centre's amenities. The property is truly an unparalleled location amongst the industrial submarkets of Metro Vancouver.





4288

**Manor Street**  
Burnaby



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**CLICK/SCAN TO**

View floor plan



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