FOR LEASE

4288 | Manor Street Burnaby —

REDUCED RATE WITH RECENT PROPERTY IMPROVEMENTS

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



4288 MANOR STREET BURNABY

► ✓ AVAILABLE AREA

✓ Upstairs office 2,415 SF
 Main floor office 3,939 SF
 Warehouse 22,460 SF
 Total area 28,814 SF

\$ LEASE RATE \$18.95 PSF

ADDITIONAL RENT \$5.50 PSF 5% management fee

CEILING HEIGHT

14' - 18' clear

LOADING
(3) dock and (2) grade doors

ZONING M1

6

POWER
400 AMPS/600 VOLTS

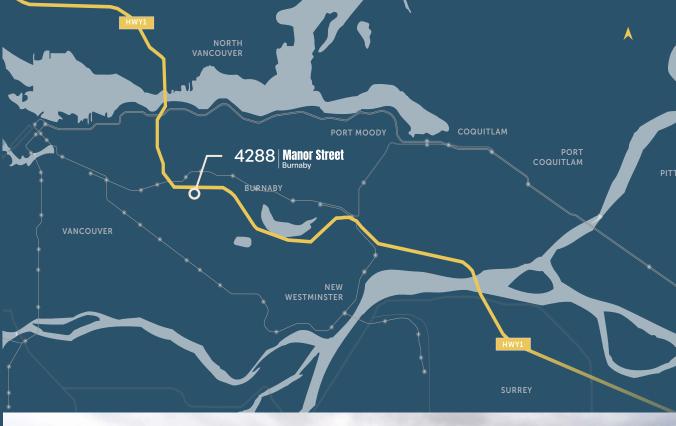
HEATER, HVAC

Gas-fired unit heaters in warehouse,

HVAC in office

CONSTRUCTION Concrete

PARKING
34 surface parking spaces













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.



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CLICK/SCAN TO View floor plan



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