# FOR LEASE





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

## 4288 MANOR STREET BURNABY

- N ↗ AVAILABLE AREA
   ∠ ↘ Upstairs office Main floor office Warehouse
   Total area
  - 3,939 SF 22,460 SF 28,814 SF

2,415 SF



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## \$18.95 PSF

ADDITIONAL RENT \$5.50 PSF 5% management fee

CEILING HEI

CEILING HEIGH 14' - 18' clear

LOADING
(3) dock and (2) grade doors



ZONING M1



POWER 400 AMPS/600 VOLTS



SPRINKLERS ESFR sprinkler system



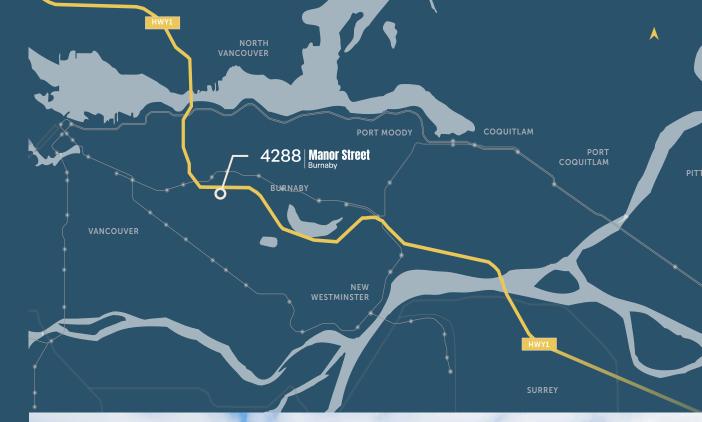
HEATER, HVAC Gas-fired unit heaters in warehouse, HVAC in office



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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

