

FOR LEASE | INDUSTRIAL  
**4040 GRAVELEY STREET**  
BURNABY, BC



- ▶ **6,660 SF**
- ▶ **Top Quality North Burnaby Warehouse/Office Building**

### Location

On the south side of Graveley Street midway between McDonald Street and Gilmore. Graveley Street parallels 1st Avenue one block north and the building is 3 blocks from 1st and Boundary. Downtown is 15 minutes away and SkyTrain is less than 3 blocks south. This is a central location with both easy access to both Lougheed and Trans-Canada Highways connecting to all parts of Metro Vancouver.

### Highlights

- ▶ Fully air conditioned offices
- ▶ Dock & grade loading
- ▶ 17' warehouse ceiling
- ▶ Ample parking

#### Steve Caldwell

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

#### Mackenzie Fraser

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com





Opportunity

To acquire a rarely available office warehouse with a high ratio of office service space and ample parking. The location is ideal for contractors, service, and technology areas.

Zoning

M-3 (Industrial)

Legal Description

Lot A, Block 32, DL 117, Group 1, Plan NWP 1222; PID 002-050-714

Description of Improvements

The site is improved with a brick and concrete block office/warehouse building on east lot. An addition on the west side comprises a dock level warehouse with parking along the side.

Building Features

- ▶ Quality showroom office space
- ▶ 1 dock loading door, 1 grade loading ramped door
- ▶ 4 washrooms, one with shower
- ▶ 17' warehouse ceiling

Parking

10 on-site stalls

Lot Size

100' wide by 132' deep, totalling 13,200 SF

Available Space

Office	4,800 SF
Warehouse	1,860 SF
Total	6,660 SF

Property Taxes (2019)

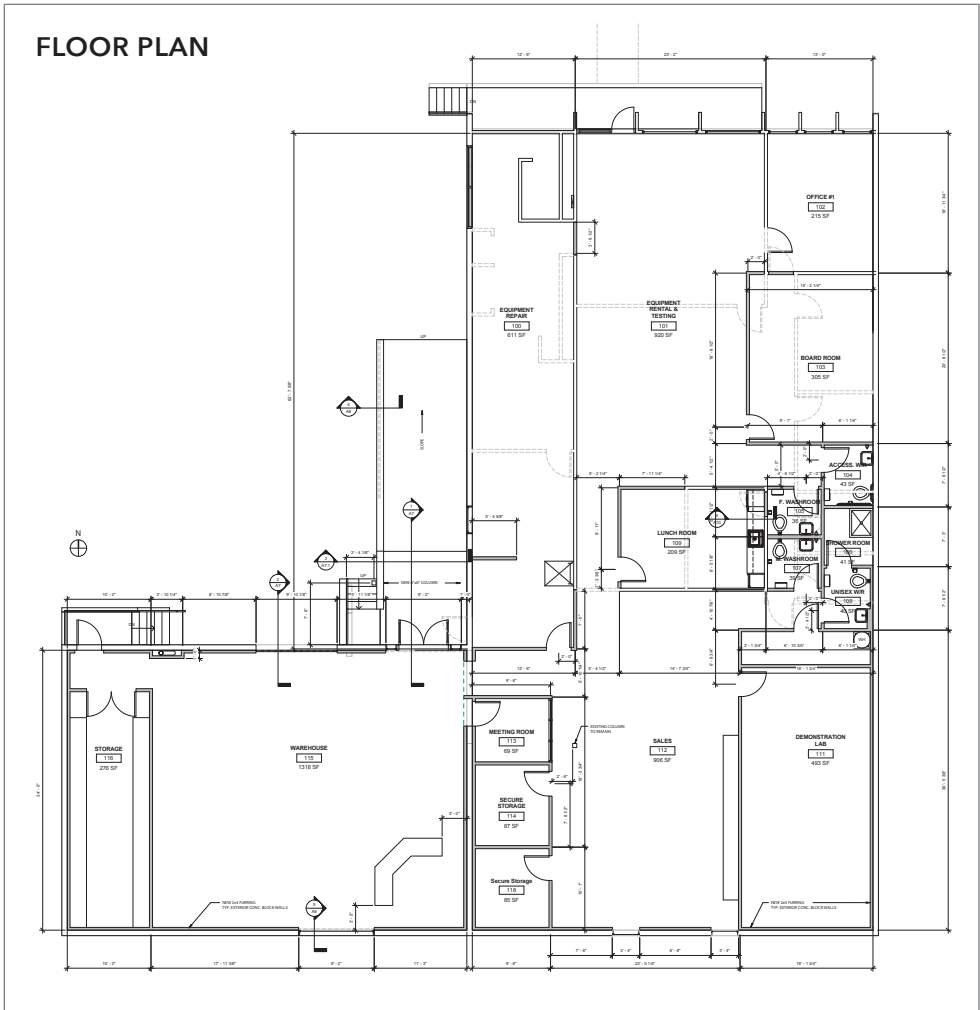
\$29,404.23

Rental Rate

\$9,900.00 per month

Available

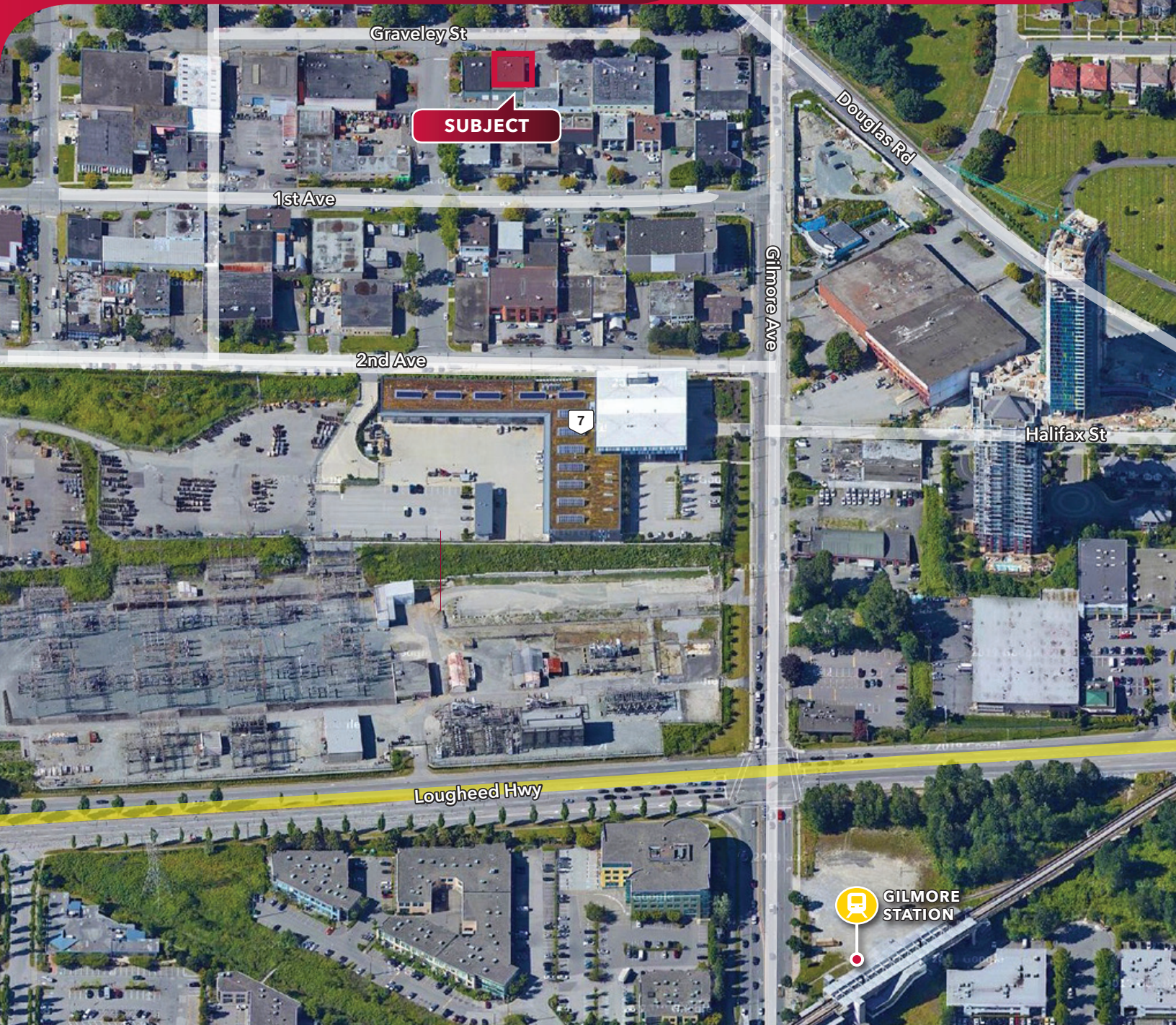
Immediately





FOR LEASE | INDUSTRIAL  
**4040 GRAVELEY STREET**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**Steve Caldwell**

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

**Mackenzie Fraser**

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 0925 © 2020 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.