

FOR LEASE | INDUSTRIAL
4012 MYRTLE STREET
BURNABY, BC



- **7,190 SF Warehouse/Office**
- **Centre of Metro Vancouver**

Location

The subject property is situated in North Burnaby, just west of Gilmore Avenue and north of Highway 1. The property offers excellent access to all points throughout Greater Vancouver. This very accessible industrial area is bounded by Highway 1 on the south, Willingdon Avenue on the east, Lougheed Highway on the north, and Boundary Road on the west. The area is popular with film related businesses, service contractors, and technology users.

Steve Caldwell

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Zoning

M-5 (Industrial)

Rental Rate

\$14.00 PSF net

Additional Rent (2020)

\$4.63 PSF

Features

- ▶ 20' clear ceiling height
- ▶ Grade level loading (10' x 14')
- ▶ Natural gas heating
- ▶ Pre-cast concrete construction
- ▶ Fluorescent lighting
- ▶ 3 phase power
- ▶ Concrete demising walls
- ▶ Partitioned, air-conditioned, and fully finished office

Availability

30 days notice

Building Area

Warehouse	5,610 SF
Ground floor office	790 SF
Mezzanine office	790 SF
Total	7,190 SF



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