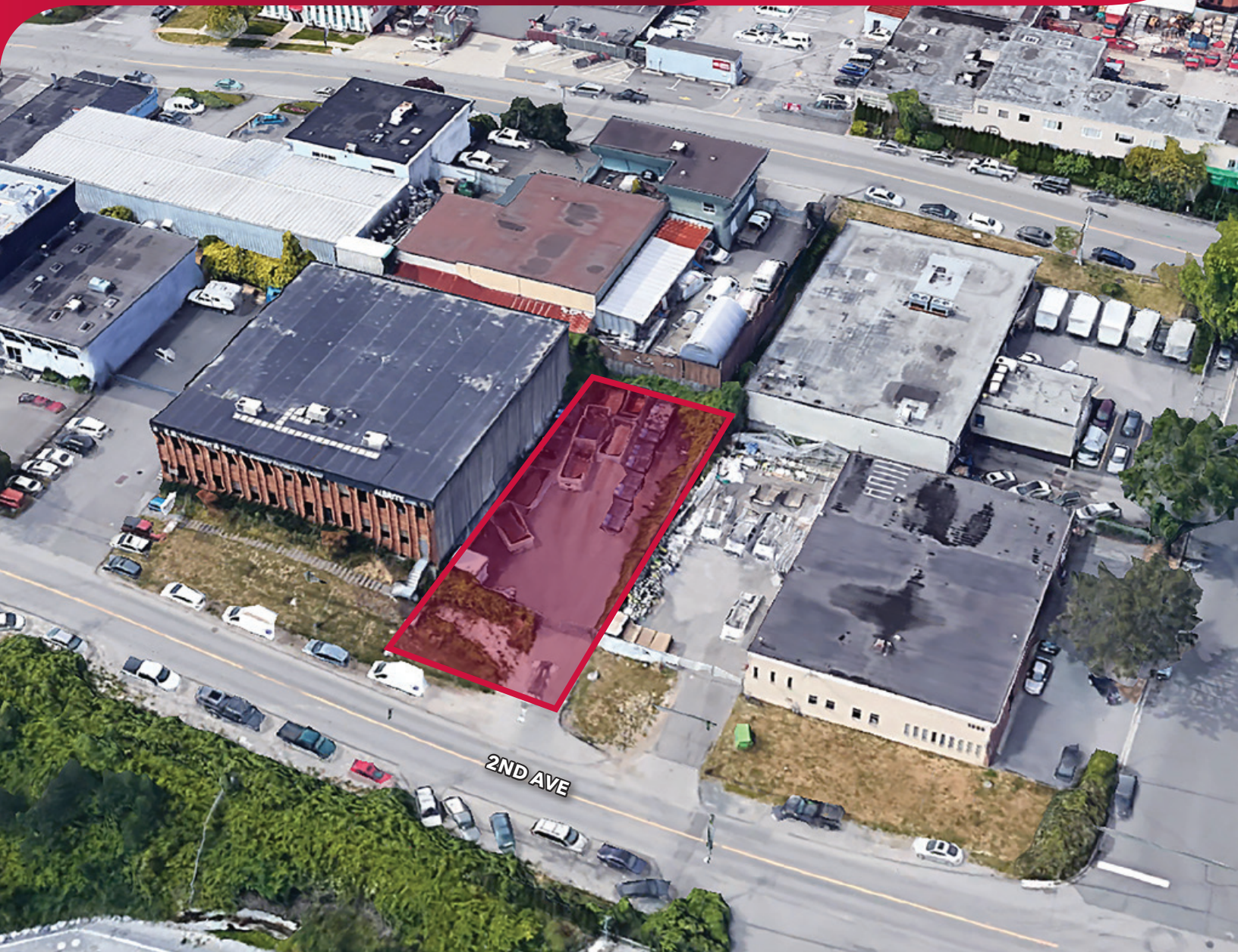


FOR LEASE | INDUSTRIAL
3965 2ND AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **6,600 SF Fenced and Paved Yard**
- ▶ **1st Avenue & Boundary Road Location**
- ▶ **Quick and Easy Access to Highway 1**

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FOR LEASE | INDUSTRIAL
3965 2ND AVENUE
BURNABY, BC

Location

The property is strategically located two blocks east of Boundary Road on 2nd Avenue in Burnaby. The property offers quick and easy access to Highway 1, Lougheed Highway, downtown, and the North Shore.

Zoning

Industrial District I1

Features

- ▶ Permitted outside storage
- ▶ Fenced and paved yard
- ▶ Close to Highway 1 and transit

Lot Size (Approximate)

50' x 132' = 6,600 SF

Basic Rent

\$2,475.00 per month plus GST

Additional Rent (2026)

\$2,123.00 per month plus GST

Total Rent

\$4,598.00 per month plus GST

Availability

Immediate



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