



**FOR LEASE - 13,016 SQ. FT.**  
**OFFICE/WAREHOUSE/MANUFACTURING SPACE**  
**3865 1<sup>st</sup> AVENUE, BURNABY, BC**



**LOCATION:** The subject property is primely located in the highly desirable North Burnaby Industrial District just one (1) block from Boundary Road at the corner of First Avenue and Ingleton Avenue. This central location enjoys excellent access to all parts of Metro Vancouver via the Trans-Canada Highway, Lougheed Highway and the Gilmore Skytrain Station

**ZONING:** M-3

**AREA:**

Main Floor Warehouse:	9,360 sq. ft.
Main Floor Office:	720 sq. ft.
Second Floor Office:	<u>2,936 sq. ft.</u>
Total:	13,016 sq. ft.

<b>FEATURES:</b>	<b>Main Floor Office/Warehouse</b>	<b>Second Floor Office</b>
	<ul style="list-style-type: none"> <li>- Dock level loading</li> <li>- Grade level loading</li> <li>- 600 amp electrical service</li> <li>- 15' clear ceiling heights in high ceiling warehouse area (approx.)</li> <li>- 7'9" ceiling heights under second floor office</li> <li>- Radiant heating</li> <li>- Fully sprinklered</li> </ul>	<ul style="list-style-type: none"> <li>- Excellent glazing for natural light</li> <li>- Fully air-conditioned</li> <li>- Six (6) private offices</li> <li>- One (1) large boardroom</li> <li>- One (1) lunchroom</li> <li>- Two (2) washrooms</li> <li>- One (1) storage area</li> <li>- Large structural mezzanine free of charge</li> </ul>

**PARKING:** Ten (10) parking stalls included free of charge, plus parking off Lane on first come first serve basis

**LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$23,862.67 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** TBD\*

*\*Not including Heat & Light*

**For Further Information, Please Contact:**  
**PETER HALL PREC\*/ BRADEN HALL / STEVE HALL - RE/MAX CREST**  
*\*Personal Real Estate Corporation*

**Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307**  
**E-Mail: peter@davieshall.ca braden@davieshall.ca steve@davieshall.ca**  
**Website: www.davieshall.ca**





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