

FOR LEASE

4288 | **Manor Street**
Burnaby

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



4288 MANOR STREET BURNABY



AVAILABLE AREA

Upstairs office 2,415 SF
Main floor office 3,939 SF
Warehouse 22,460 SF
Total area 28,814 SF



LEASE RATE
\$18.95 PSF



ADDITIONAL RENT
\$5.50 PSF
5% management fee



CEILING HEIGHT
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**



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.

4288

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View floor plan



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