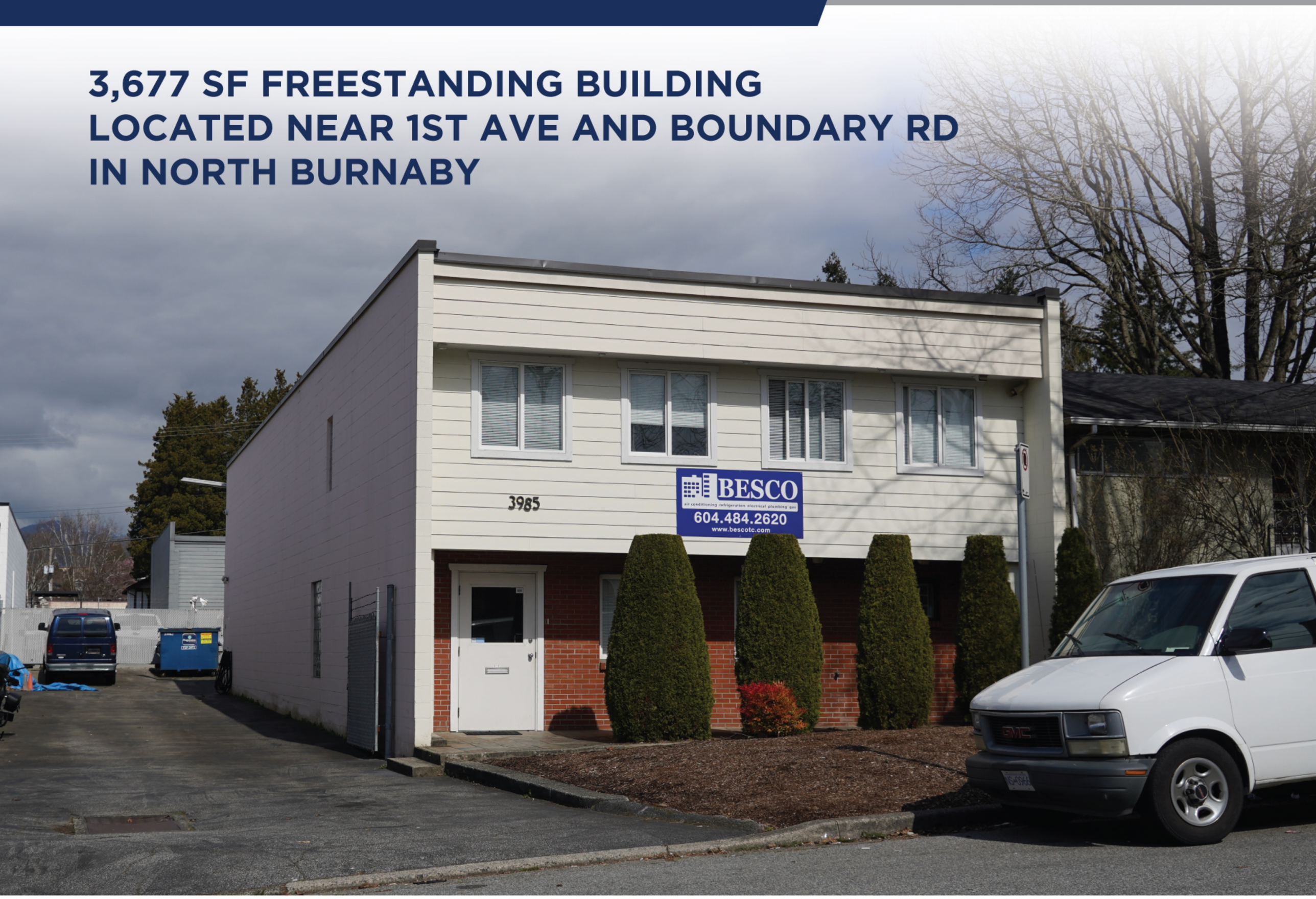
FOR LEASE

3985 GRAVELEY STREET, **BURNABY**

JORDAN BOSA | REAL ESTATE
PERSONAL REAL ESTATE CORPORATION

3,677 SF FREESTANDING BUILDING LOCATED NEAR 1ST AVE AND BOUNDARY RD IN NORTH BURNABY



Location

The subject property is primely situated near Boundary Road and First Avenue in one of the most sought after industrial locations in Greater Vancouver. Considered a center point of Metro Vancouver, this location offers access to all points of the city with the Trans-Canada Highway and Lougheed Highway, also excellent proximity to downtown Vancouver and the North Shore.

Highlights

- Prime location
- 19’ warehouse ceiling
- Grade loading
- Ample gated parking
- Street exposure

JORDAN BOSA PREC*
778.319.2672
jordan@jordanbosa.com

RE/MAX CREST REALTY
RE/MAX Crest Realty
Unit 1 - 5050 Kingsway, Burnaby, BC V5H 4C2 | Office: 604.433.2211

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.

FOR LEASE

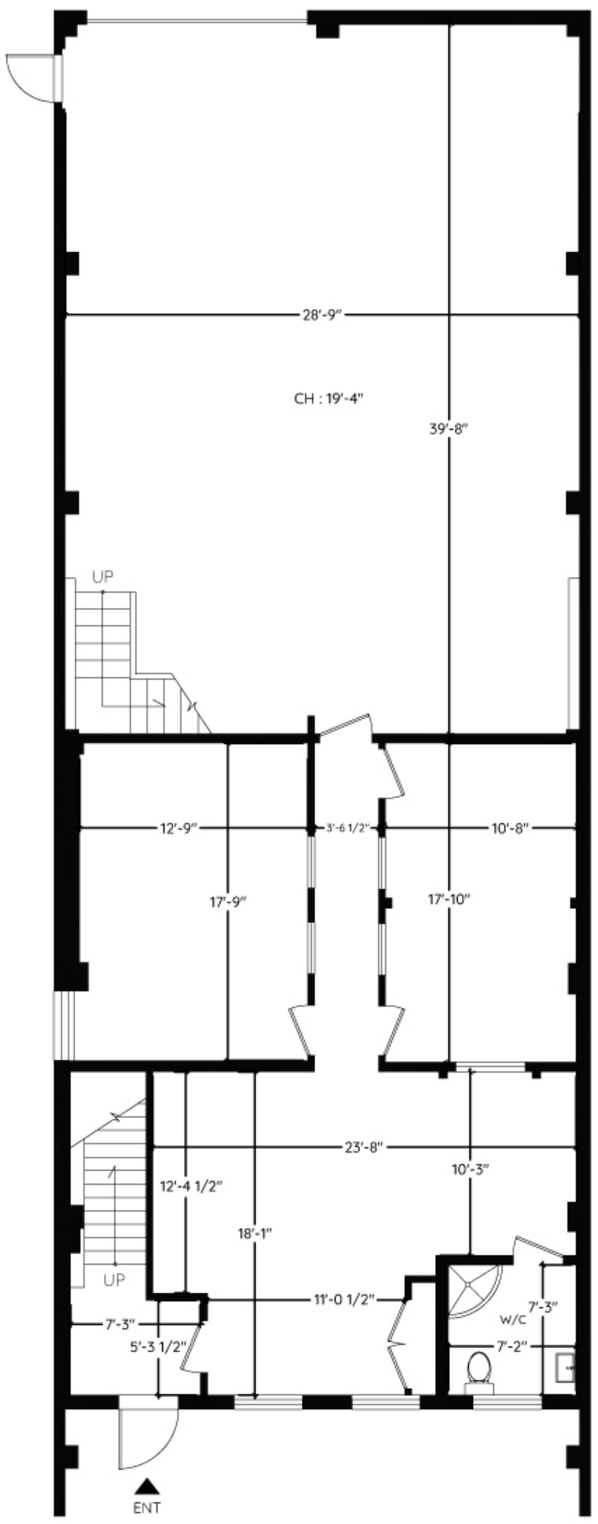
3985 GRAVELEY STREET
BURNABY

Legal Description	LOT 12 BLOCK 30 PLAN NWP1222 DISTRICT LOT 117 LAND DISTRICT 1 LAND DISTRICT 36
PID	002-445-468
Zoning	M3 (Heavy Industrial)
Available	January 1st, 2027
Available Space	3,677 sq.ft. total
Additional Rent	$8.30 psf
Lease Rate	Contact listing Agent

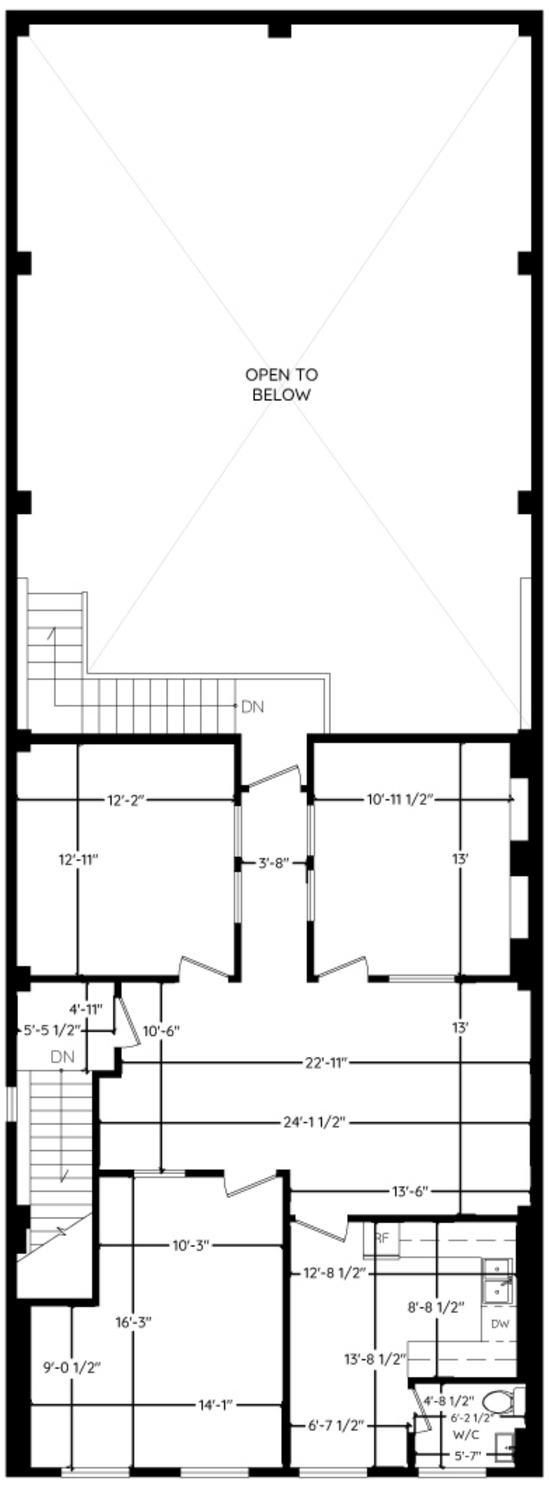
Highlights

- Concrete block construction
- Central location with excellent access to Metro Van
- Fenced drive & loading area with security gates
- Finished offices, lunchroom, washrooms with shower, boardroom and reception
- Electrical Services – Contact listing agent
- Flat 50 ft frontage with 132 ft depth total – 6,600 sq.ft

Floor Plan



LOWER
2,348 SQ.FT.
CH: 8'-0"



UPPER FLOOR
1,329 SQ.FT.
CH: 8'-3"

LOWER	2,348 SQ.FT.
UPPER	1,329 SQ.FT.
TOTAL	3,677 SQ.FT.

N

0 ft 3 ft 5 ft

keyplan
plan your space

The floor plan and the measurements are approximate and are to be used for advertising usage only. Not suitable for architectural or construction. E&O Insured

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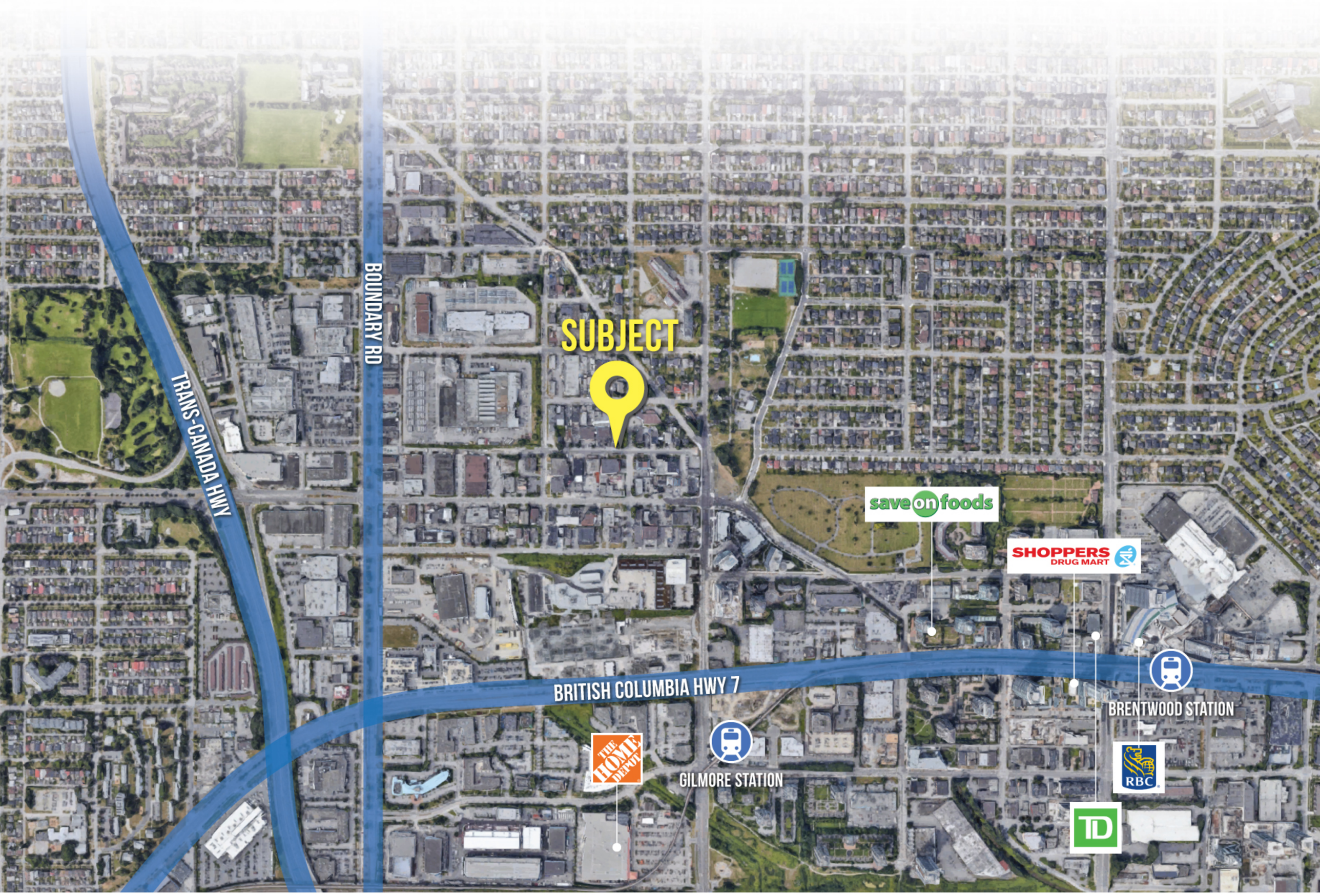


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