



4415

DAWSON STREET
BURNABY, BC

FOR LEASE

10,830 SF

High profile location
with easy access to
Millenium Skytrain
and Brentwood Solo
District














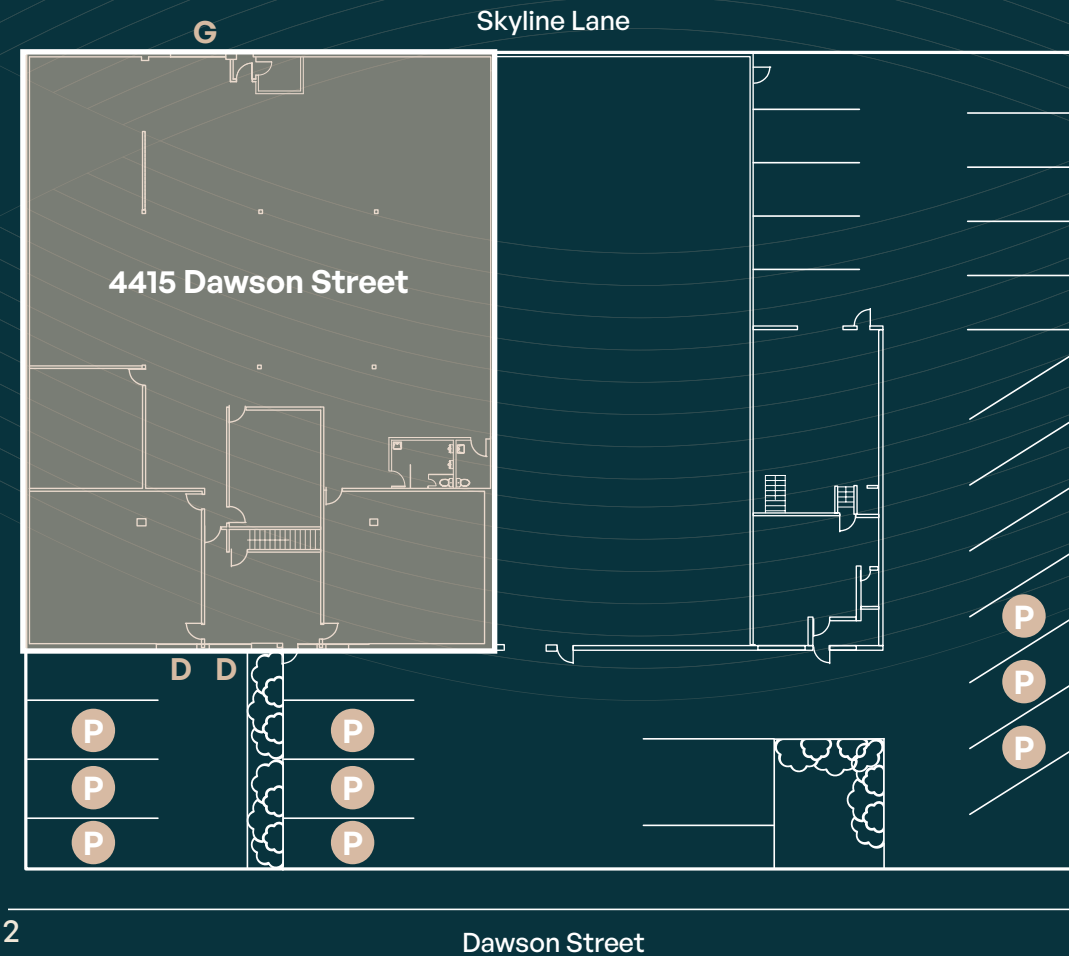
The Opportunity

Located in the heart of Burnaby's evolving Brentwood district, 4415 Dawson Street offers 10,830 SF of high-visibility industrial space with both front-loading and rear drive-in access, plus prominent signage along Dawson Street. The property enjoys a strategic position between major transportation routes, just 300 meters from Lougheed Highway and 800 meters from Grandview Highway with connections to the Trans-Canada Highway. Two Millennium Line SkyTrain stations are within a 10-minute walk, providing excellent commuter options. Surrounding amenities include The Amazing Brentwood, Solo District, and upcoming developments like Gilmore Place and Brentwood Block, enhancing this mixed-use residential and commercial area.

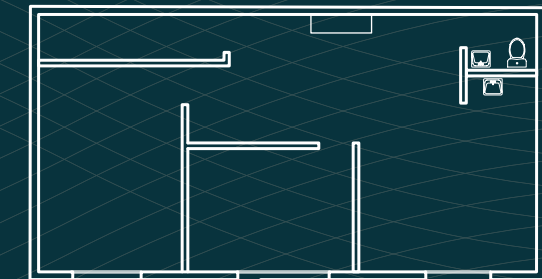


Highlights

-  **UNIT SIZE**
10,830 SF
-  **LEASE RATE**
\$21.00 PSF
-  **ADDITIONAL RENT**
\$10.00 PSF
-  **AVAILABLE**
Immediately
-  **CEILING HEIGHT**
14' 11"
-  **LOADING**
2 dock, 1 grade
-  **POWER**
3-phase electrical
400 amp, 120/240 volt
-  **PARKING**
9 allocated vehicle
parking stalls
-  **WASHROOM**
2 washrooms (main floor)
1 washroom (mezzanine floor)
-  **OFFICE/ SHOWROOM**
Open showroom and
private office spaces
-  **ZONING**
M-1 (Light Manufacturing)



Main Floor



Mezzanine Floor

Main Floor	9,780 SF
Mezzanine Floor	1,050 SF
Total	10,830 SF

*Measurements are approximate.

- G** = Grade Door
- D** = Dock Door
- P** = Parking Stalls





Jonathan Jassebi*
Vice President
+1 778 883 8667
jonathan.jassebi@jll.com

*Personal Real Estate Corporation



Mark Callaghan
Associate Vice President
+1 604 803 5620
mark.callaghan@jll.com



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Team Listings

