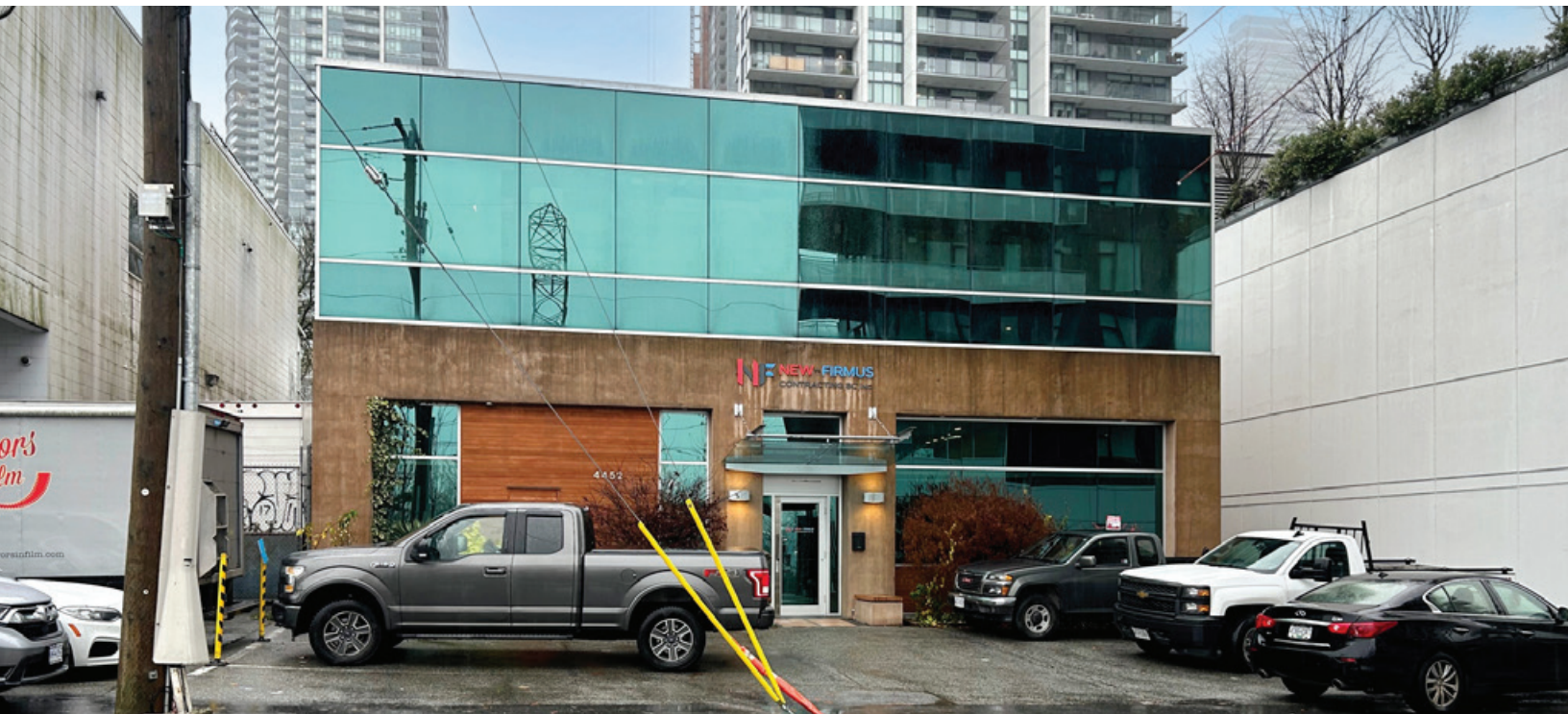


FOR LEASE | INDUSTRIAL
#2 - 4452 JUNEAU STREET
BURNABY, BC



- ▶ 3,687 SF Move-In Ready Premises
- ▶ Central Location Within Walking Distance to Brentwood SkyTrain Station

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FOR LEASE | INDUSTRIAL #2 - 4452 JUNEAU STREET BURNABY, BC



Location

The property is strategically located one block west of Willingdon Avenue and one block south of Dawson Street. This location offers easy access to Lougheed Highway and the freeway and is within walking distance to Brentwood Town Centre SkyTrain station.

Zoning

M-1 (Industrial) – provides for the accommodation of a variety of light manufacturing uses, and other uses including but not limited to: warehousing, wholesale, production studios, internal display, printing and laboratories.



Features

- ▶ High-end office and warehouse
- ▶ 13' warehouse ceilings
- ▶ Ample parking
- ▶ Access from Alaska street
- ▶ Air conditioned office area
- ▶ Reception area
- ▶ Private offices
- ▶ Boardroom
- ▶ Kitchenette

Available Area*

Office	2,477 SF
Warehouse	1,210 SF
Total	3,687 SF

*Approximate

Basic Lease Rate

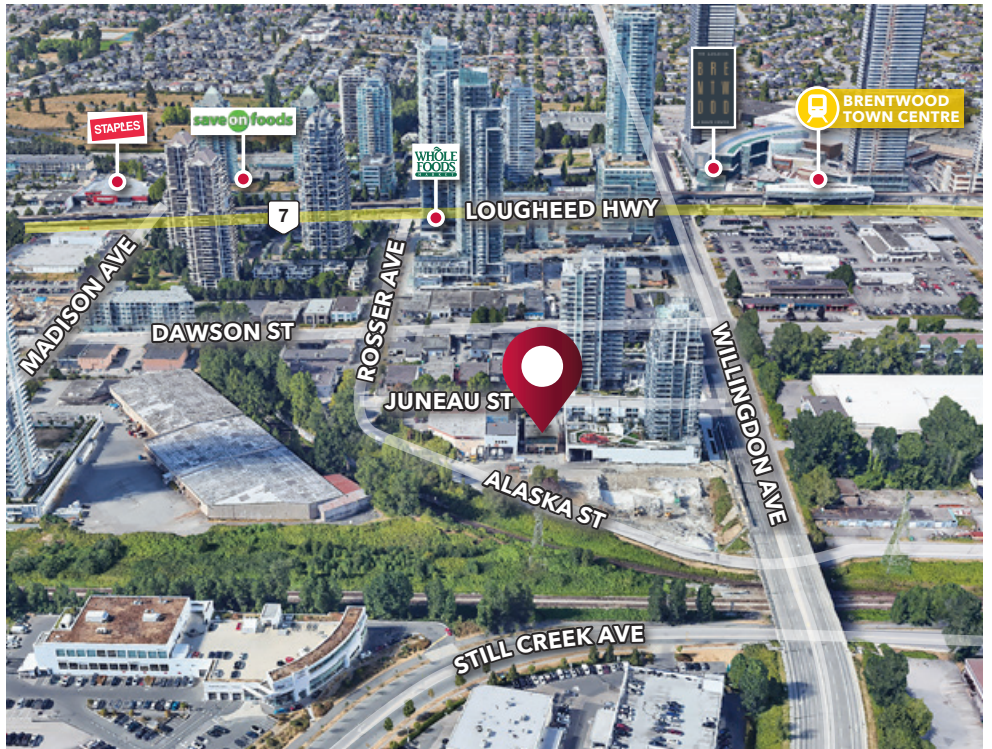
\$17.95 PSF

Taxes & Operating Costs

\$9.08 PSF (2025 estimate)

Availability

May 1, 2026



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