

FOR LEASE | INDUSTRIAL  
**4330 HALIFAX STREET**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **15,885 SF Showroom/Warehouse**
- ▶ **Dock and Grade Loading**
- ▶ **Excellent North Burnaby Location**
- ▶ **Indoor Fitness and Recreational Uses Considered**

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**Location**

The subject property is located in North Burnaby on the corner of Douglas Road and Halifax Street - neighbouring Staples and Madison Centre (Save-On-Foods, Winners, Joey's Restaurants, etc). Lougheed Highway is a block south of the property and offers easy access to all areas of the Lower Mainland.

**Zoning**

M1 (Industrial)

**Features**

- ▶ Easy access to Lougheed Highway and Highway 1
- ▶ Great exposure on Halifax Street
- ▶ Steps from Brentwood
- ▶ Fenced and paved yard area
- ▶ 3 dock loading doors & 1 grade loading door
- ▶ Approximately 16' clear ceiling warehouse
- ▶ 3-phase power
- ▶ HVAC showroom/office

**Available Space**

Office/showroom	3,134 SF
Warehouse	12,751 SF
<b>Total</b>	<b>15,885 SF</b>

**Basic Rent**

\$19.00 PSF

**Taxes & Operating Costs**

\$10.77 PSF (2025)

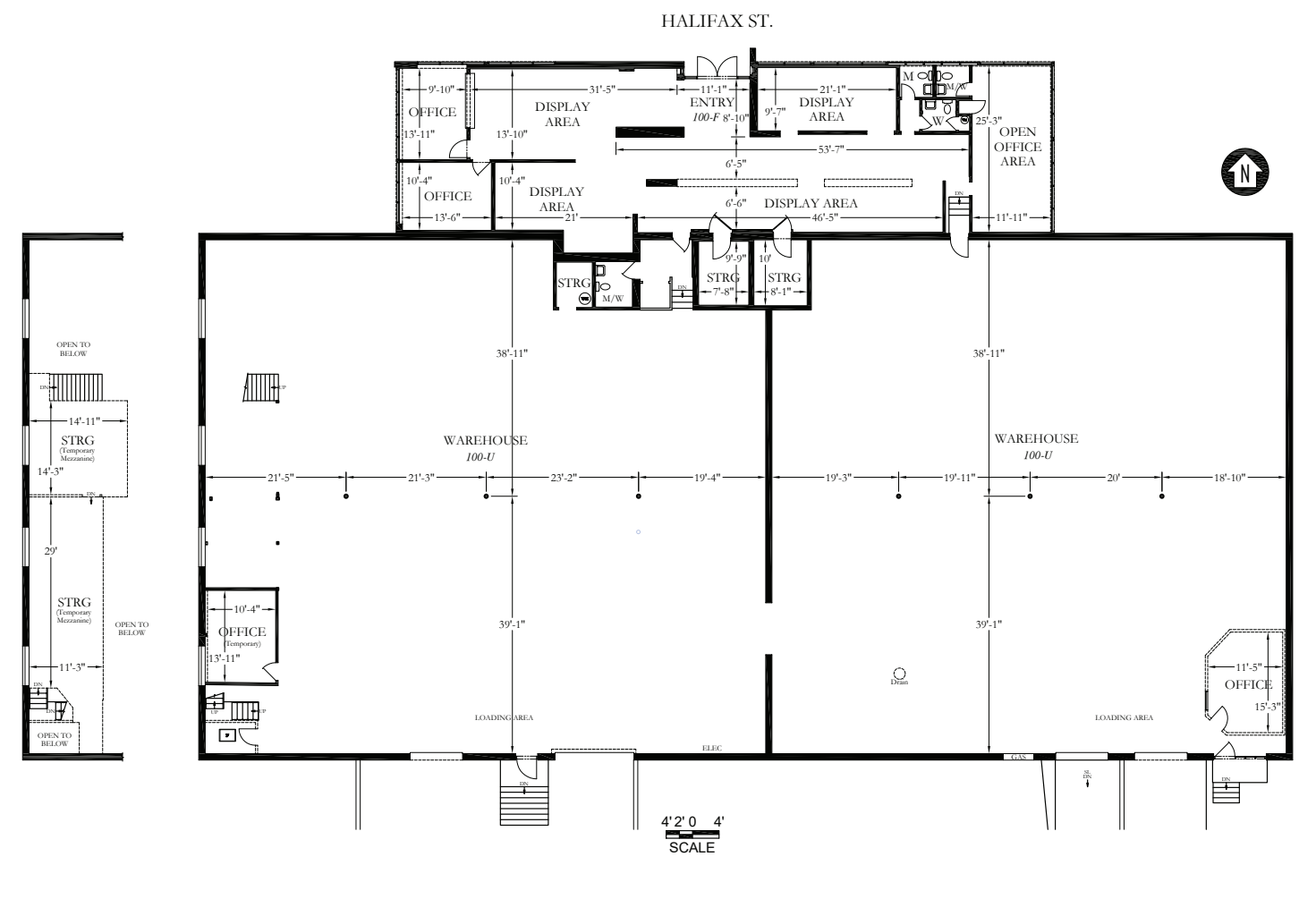
**Lease Term**

Up to 5 years

**Availability**

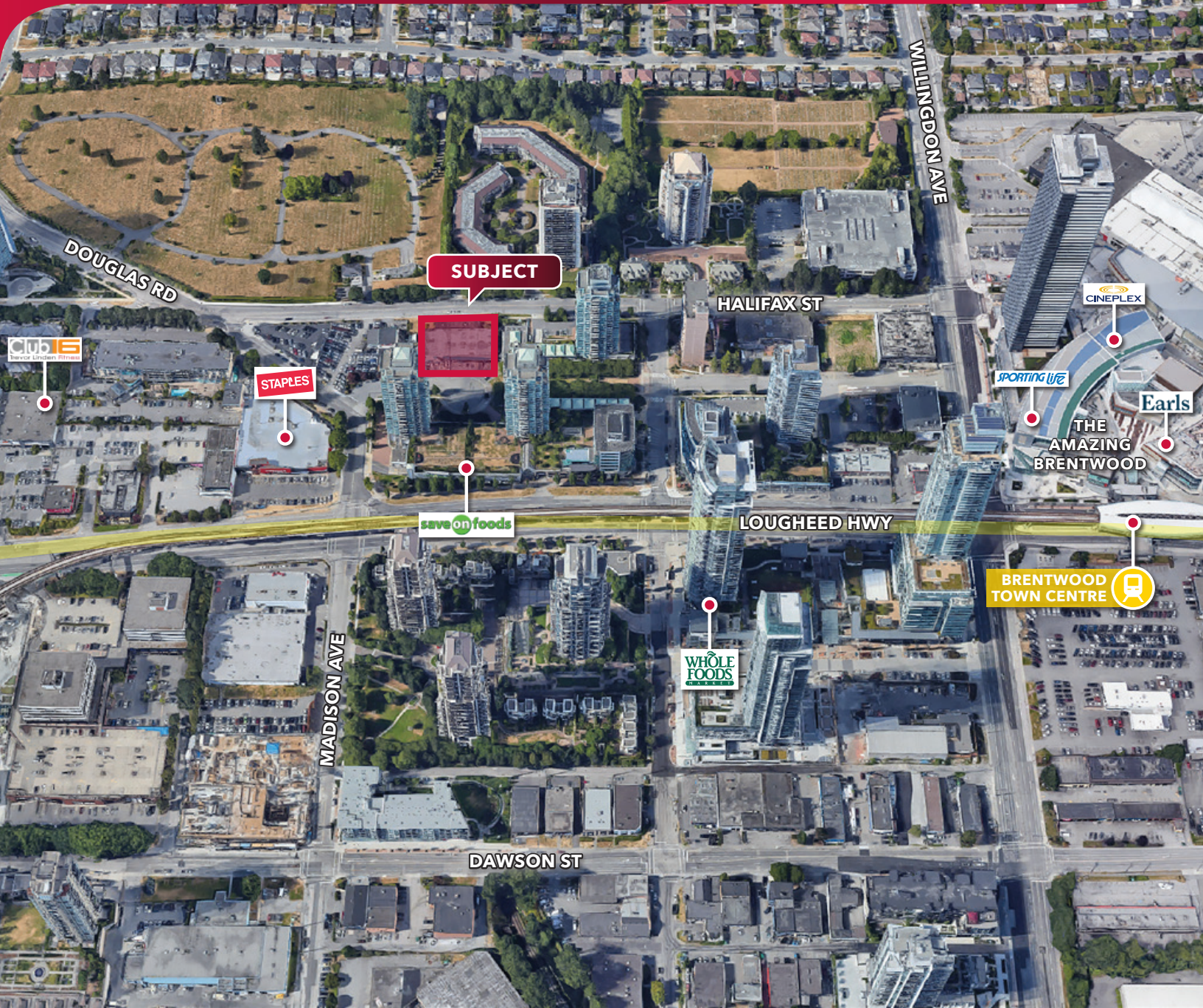
September 1, 2026

**Floor Plan**



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