

FOR LEASE

4,828 SF of Industrial Space Available in North Burnaby

7860 Express Street, Burnaby

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Opportunity Overview

An opportunity to occupy 4,828 SF of industrial space in the Lake City industrial area of Burnaby.

Located on the southeast corner of Lake City Way and Express Street, the subject property benefits from immediate access to both Lougheed Highway and Highway #1, directly to the south. Lake City Way SkyTrain station is within 500 metres of the property, providing access to Downtown Vancouver in less than 30 minutes as well as surrounding municipalities.



Bonus mezzanine above office areas



Dock and Grade Level Loading



Excellent proximity to Lougheed Highway and Lake City Way SkyTrain Station

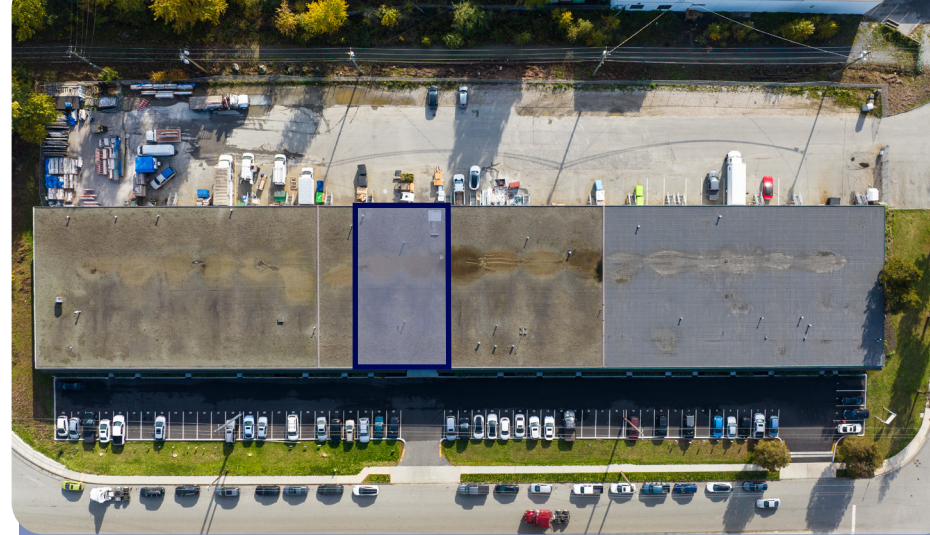
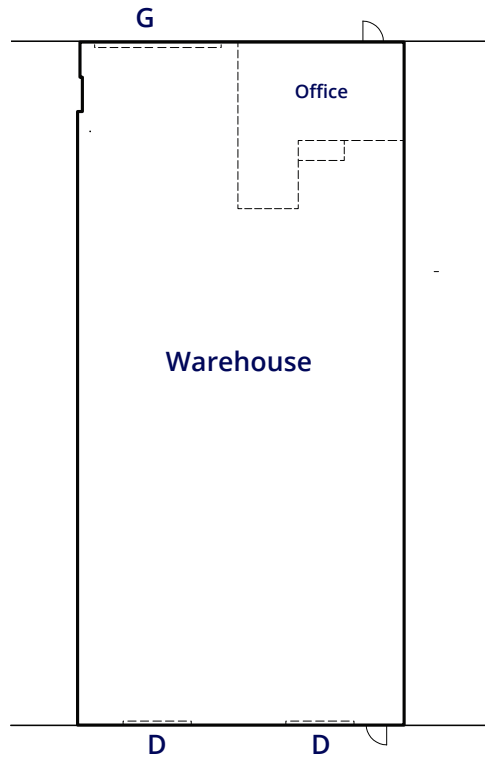


Parking lot resurfaced and lined



Floorplan - Unit 7860

Unit 7860
4,828 SF



Civic Address 7860 Express Street, Burnaby

PID 003-003-825

Lease Rate Please Contact Listing Agents

Additional Rent \$8.50 per SF (2026)

Availability 30 - 45 days' notice

Features

- Small front office & open plan warehouse
- 715 SF bonus mezzanine area
- 17' clear ceiling height
- One (1) oversized grade loading door (16' H x 18' W)
- Two (2) dock loading doors
- 225 amp, 240 volt 3-phase electrical service
- On-site & street parking
- Freshly painted building

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