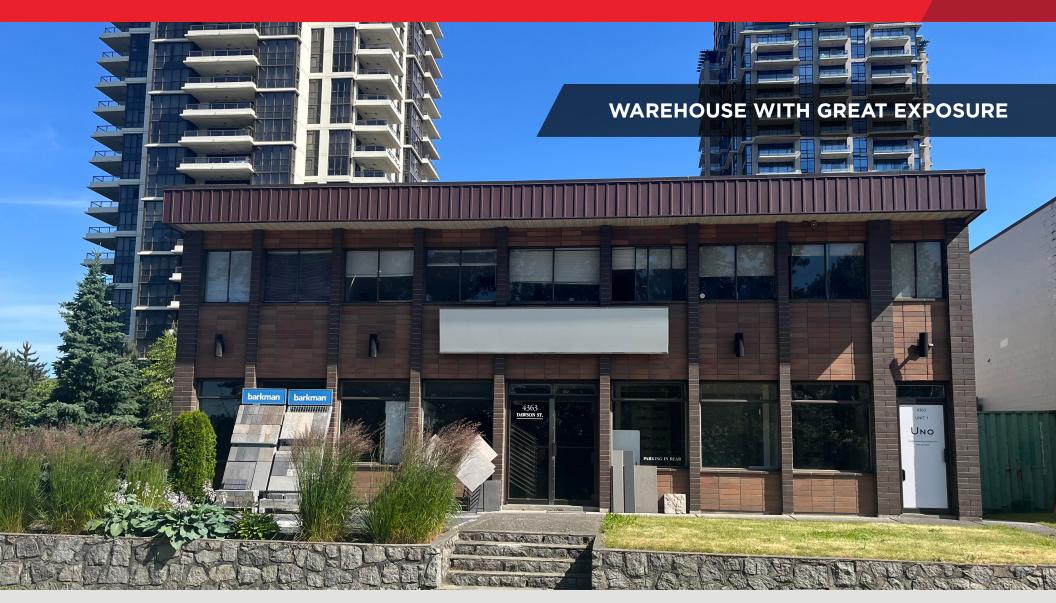


# FOR SUBLEASE 4363 DAWSON STREET

BURNABY, BC



For more information, please contact:

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# FOR SUBLEASE **4363 DAWSON STREET**

**BURNABY, BC** 

# LOCATION

Located in the heart of Burnaby, 4363 Dawson Street offers excellent access to major transportation routes, including the Trans-Canada Highway and SkyTrain. This prime location ensures easy connectivity to downtown Vancouver and key commercial hubs. The vibrant neighborhood, rich in amenities, further enhances the appeal of this central industrial unit.

#### **PROPERTY DESCRIPTION**

This industrial unit features modern facilities with ample floor space, high ceilings, and advanced infrastructure to support various business operations. On-site parking, loading docks, and flexible layout options ensure operational efficiency and adaptability, making it a valuable asset for your business.

#### SUBLEASE TERM

Contact Listing Agents

#### SUBLEASE RATES

**Contact Listing Agents** 

## **BUILDING FEATURES**



19' warehouse ceiling height



Gas-fired unit heaters

5	Parking	stalls
J	Parking	Stalls

Improved showroom space

#### ZONING

M1 (MANUFACTURING DISTRICT) This District provides for the accommodation of light manufacturing uses

### **ADDITIONAL RENT (2024)**

\$7.42 PSF annually

TOTAL AREA	WAREHOUSE AREA	OFFICE AREA	SHOWROOM AREA	LOADING	AVAILABLE
5,760 SF	3,600 SF	1,080 SF	1,080 SF	2 Grade Doors	30 Day Notice

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