

**104 - 3060 NORLAND AVENUE, BURNABY**  
**2,659 SF DOCK LOADING WAREHOUSE WITH RACKING**

**FOR  
LEASE**

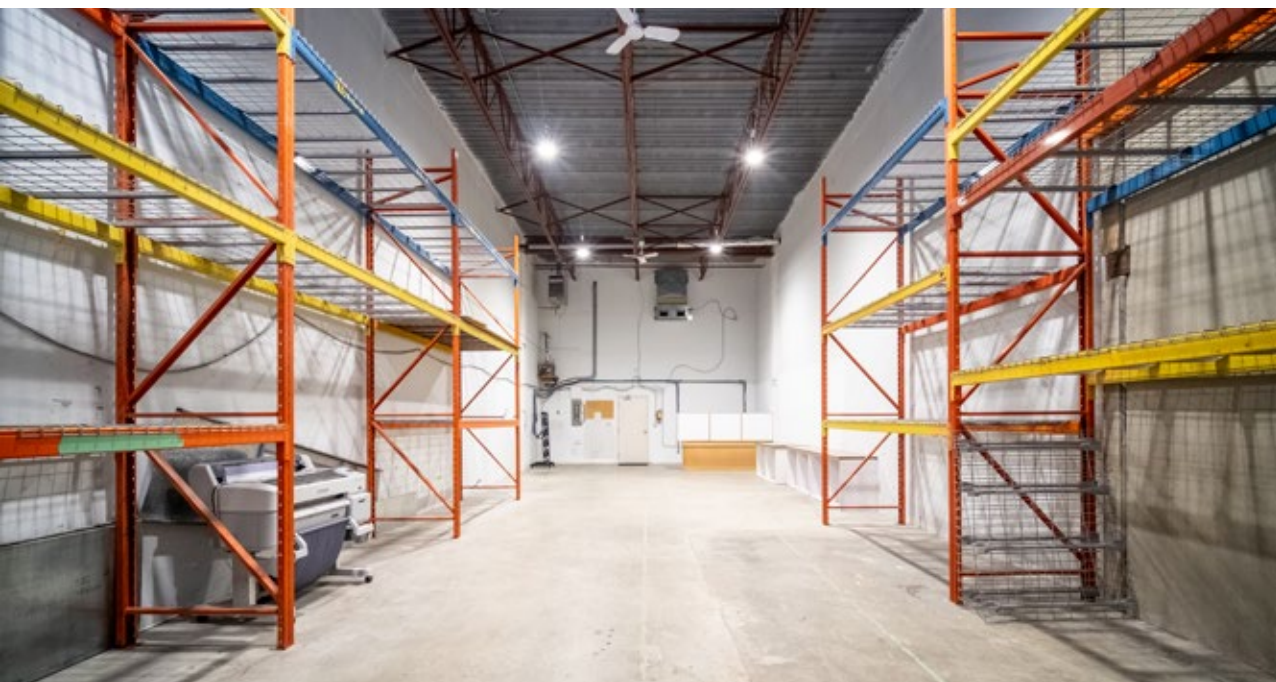
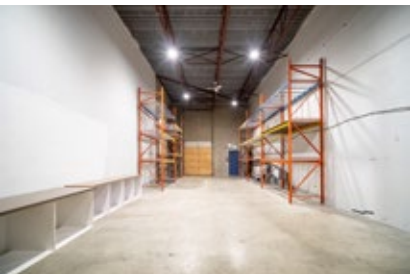


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## THE OPPORTUNITY

William Wright Commercial is pleased to present 104 - 3060 Norland Avenue for lease, a well-appointed industrial warehouse unit in Burnaby. This versatile property features a functional warehouse space with 18' clear ceiling heights and a second-floor office that can be fully separated from the main floor office. Key highlights include a loading dock (no dock leveler), warehouse racking, security system, two second-floor window offices, and two main-floor boardrooms, which can be removed upon request. The unit also includes five dedicated parking spots, offering convenience and flexibility for a variety of business operations.

## PROPERTY HIGHLIGHTS



**22.6' x 56' warehouse dimensions**



**8'x10' rear dock loading door**



**18' clear ceilings**



**Racking can be included, free of charge**



**Two private window offices on the second floor**



**Signage opportunity**

# SALIENT FACTS

## SIZE BREAKDOWN

Warehouse: ± 1,987 SF  
Mezzanine: ± 672 SF  
Total: ± 2,659 SF

## PARKING

4 Parking Stalls  
1 Loading Stall

## ZONING

M2

## BASIC RENT

Contact Listing Agents

## ADDITIONAL RENT

\$9/FT

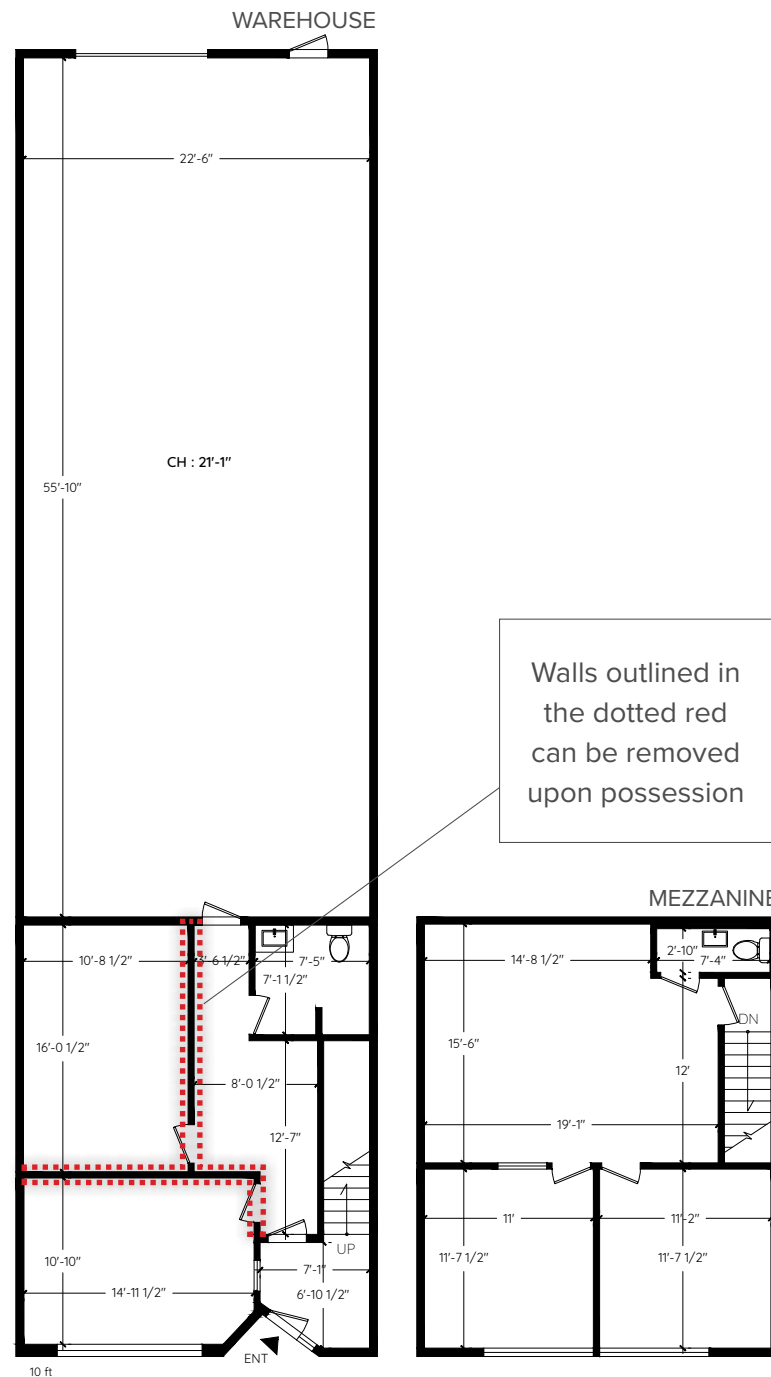
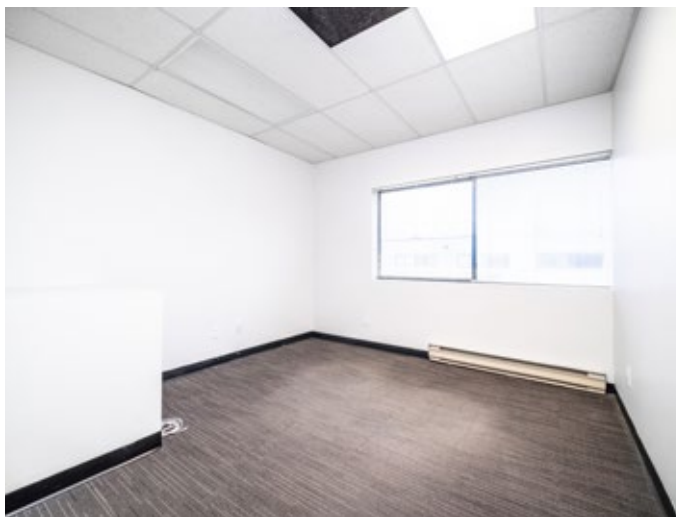
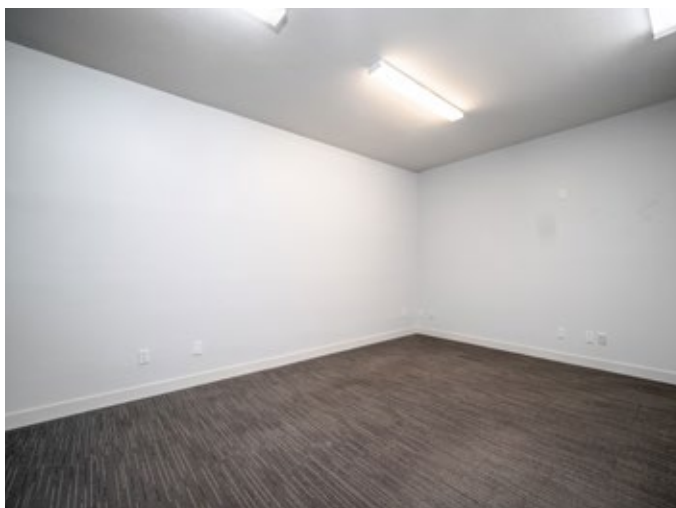
## YEAR BUILT

1991

## CEILING HEIGHT

18'

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





## LOCATION & TRANSIT

Centrally located in Burnaby's Still Creek Industrial Area, positioned on the north side of Norland Avenue just east of Douglas Road. This strategic location offers seamless connectivity to major transportation routes, including the Lougheed Highway and the Trans-Canada Highway, facilitating efficient access to surrounding suburbs and the broader Metro Vancouver region.

Public transit options are available, with bus routes operating along Douglas Road and Canada Way, providing connectivity to the SkyTrain network and other parts of the city. Additionally, the location is approximately a 10-minute drive from Brentwood Town Centre, offering a variety of retail, dining, and entertainment options.