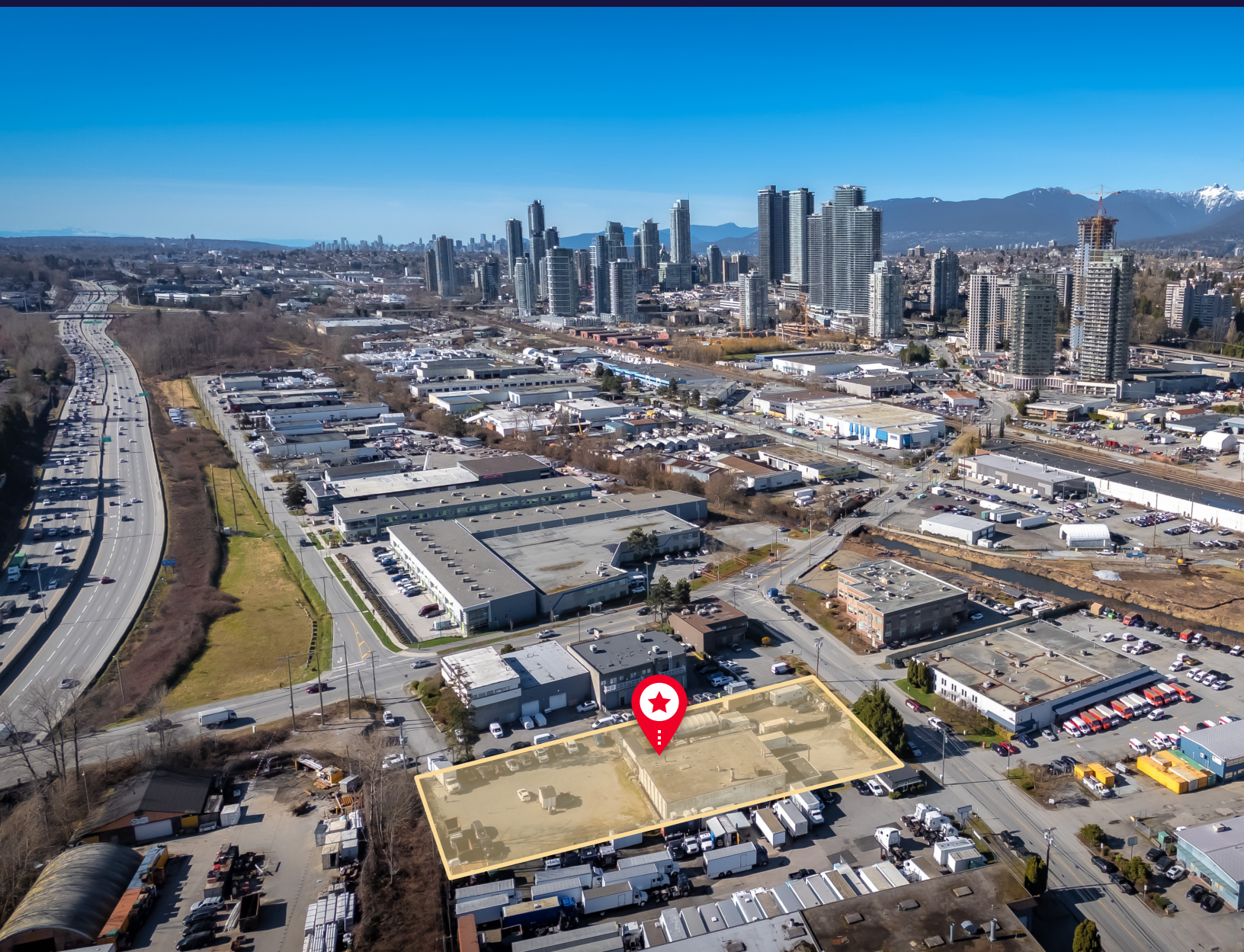


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FOR SALE

2757 / **NORLAND AVENUE**
BURNABY, BC

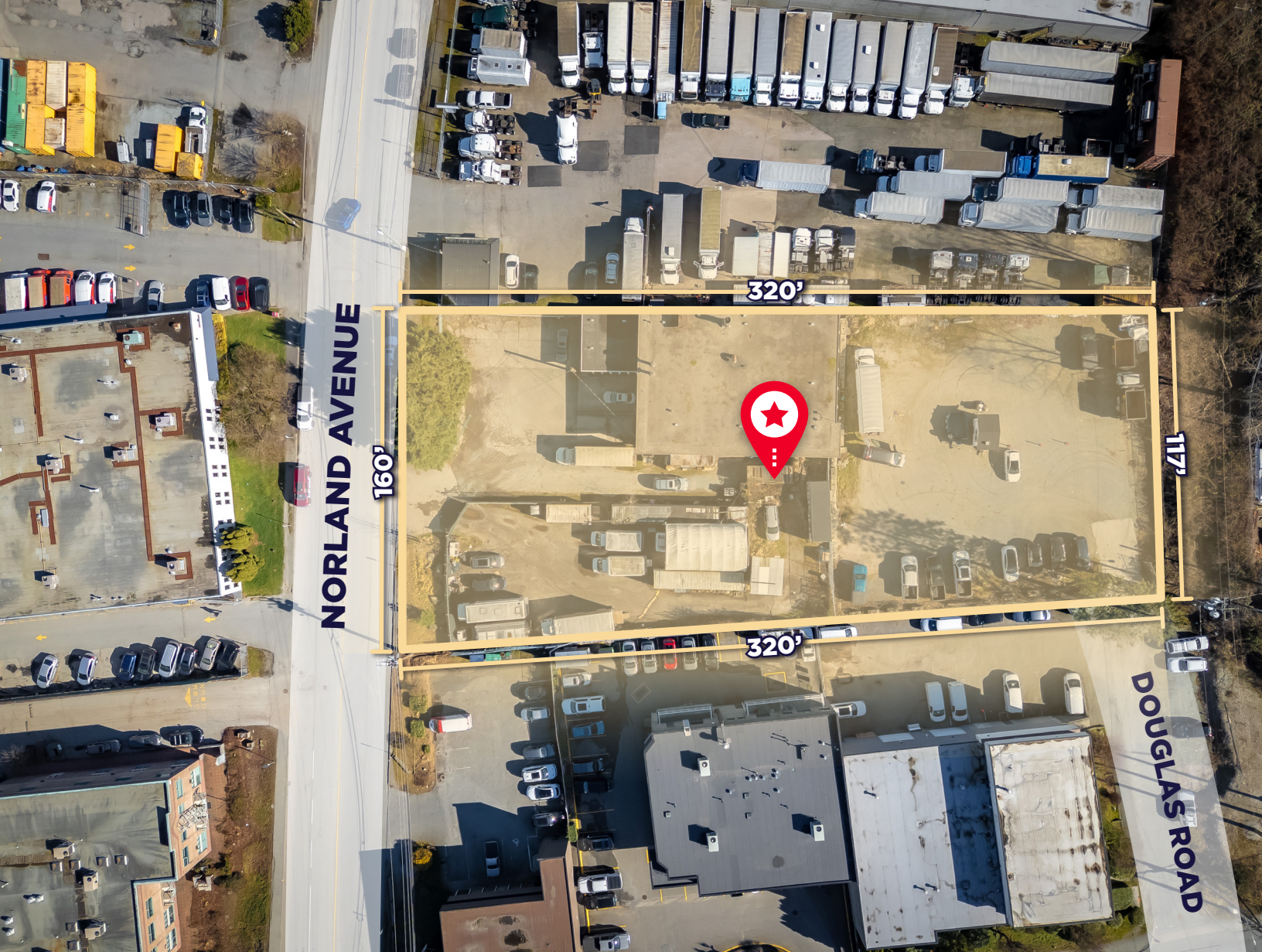
PRIME 43,996 SF (1.01 ACRE) INDUSTRIAL SITE IN BURNABY'S BRENTWOOD AREA
IDEAL FOR AN OWNER-USER OR SMALL-BAY INDUSTRIAL STRATA / BUILD-TO-SUIT DEVELOPMENT



CUSHMAN &
WAKEFIELD



OAKWYNREALTY



OPPORTUNITY

Cushman & Wakefield and Oakwyn Reality Ltd. is pleased to present 2757 Norland Avenue ("the Property"), in Burnaby for Sale. Ideal for an Owner-User, this 1.01 acre property is move-in-ready, featuring high ceilings, dock and grade loading, ample yard space and two access points along Norland Avenue and Douglas Road. Located in Burnaby's sought-after Ardingly Sprott industrial area, an established and growing business district, making this a strategic investment for an end-user looking to secure their own facility.

SALIENT DETAILS

Address	2757 Norland Avenue, Burnaby, BC
Zoning	M2 - General Industrial District Permitted Uses: manufacturing, distribution, and logistics
Land Area	1.01 Acres
Building Area	Approximately 6,000 SF
Assessed Value (2024)	\$9,675,300 (Land - \$9,663,000 + Building - 12,300)
Property Taxes (2024)	\$86,265.21
Sale Price	\$10,500,000.00

PROPERTY HIGHLIGHTS



DUAL ACCESS POINTS

Entry from both Norland Avenue and Douglas Road enhances operational flexibility and traffic flow.



FUNCTIONAL LAYOUT

High-clearance warehouse space with 1 dock and 1 grade loading



AMPLE YARD SPACE

Rare 1.01-acre lot with extensive outdoor storage and maneuverability for trucks and equipment.



LONG-TERM VALUE

Burnaby's industrial market continues to see strong demand, making this a strategic investment for an end-user looking to secure their own facility.



PRIME CONNECTIVITY

Immediate access to the Trans-Canada Highway (Highway 1) provides seamless transportation routes across Metro Vancouver and beyond.



DRIVE TIMES

Trans Canada Highway	7 minutes
Brentwood	5 minutes
Vancouver	34 minutes



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FOR SALE

2757 / **NORLAND AVENUE**
BURNABY, BC

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