



2889 Norland Avenue, Burnaby

# For Sale

## Freestanding 6,852 SF industrial building with yard

Opportunity to purchase 6,852 SF of warehouse/office space on a 0.96-acre lot with a fenced, paved yard and direct exposure to Norland Avenue, available in early 2026.

Accelerating success.



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## Location

Situated in North Burnaby, 2889 Norland Avenue boast convenient access to both the Trans Canada Hwy and the Lougheed Hwy, offering direct routes to Downtown Vancouver, the North Shore, and east to the Fraser Valley. The Property is also only minutes to the Brentwood Town Centre, as well as walking distance to the Holdom Skytrain station.

## Building Areas\*

Warehouse	4,812 SF
Office	1,430 SF
Mezzanine Lunchroom/Washrooms	610 SF
<b>Total</b>	<b>6,852 SF</b>

## Lot Size

0.96 acres

## Asking Price

\$10,200,000

## Property Taxes (2025)

\$81,035.21

*\*All areas are approximate and to be verified by the Owner.*







## Features

### Warehouse

- Butler style metal construction - clear span
- Five (5) 14' x 12' overhead grade level loading doors
- 18' - 19' clear ceiling height
- 225 Amps/240V 3-Phase power
- Radiant overhead heaters

### Office

- Six (6) Private offices
- Reception
- Two washrooms
- Air conditioned
- Mezzanine lunchroom with 2 washrooms and locker room

### Yard

- Fully fenced and secure
- 3/4 paved

### Zoning

M2 - Contact Realtor for detailed zoning information

### Vacant Possession

February 1, 2026







TRANS-CANADA HIGHWAY

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