

FOR SUBLEASE

**2780 & 2796 NORLAND AVENUE
BURNABY, BC**



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LOCATION

Situated in North Burnaby, 2780 & 2796 Norland Avenue is ideally located and provides excellent regional connectivity. The property offers quick access to the Trans-Canada and Lougheed Highways, providing direct routes to Downtown Vancouver, the North Shore, and the Fraser Valley. Just minutes from Brentwood Town Centre and within walking distance of Holdom SkyTrain Station, this location combines convenient transit options with proximity to shopping, dining, and services.

AVAILABLE AREA

Building 1 Area	17,033 SF
Building 2 Area	3,260 SF
Total Building Area	20,293 SF
Total Yard Area	76,359 SF

**Flexible demising options available*

BASIC RENT

\$65,000 per month

ADDITIONAL RENT (EST. 2026)

\$20,391.04 per month

ZONING

M2 - General Industrial District supporting a wide variety of uses

AVAILABILITY

April 1, 2026

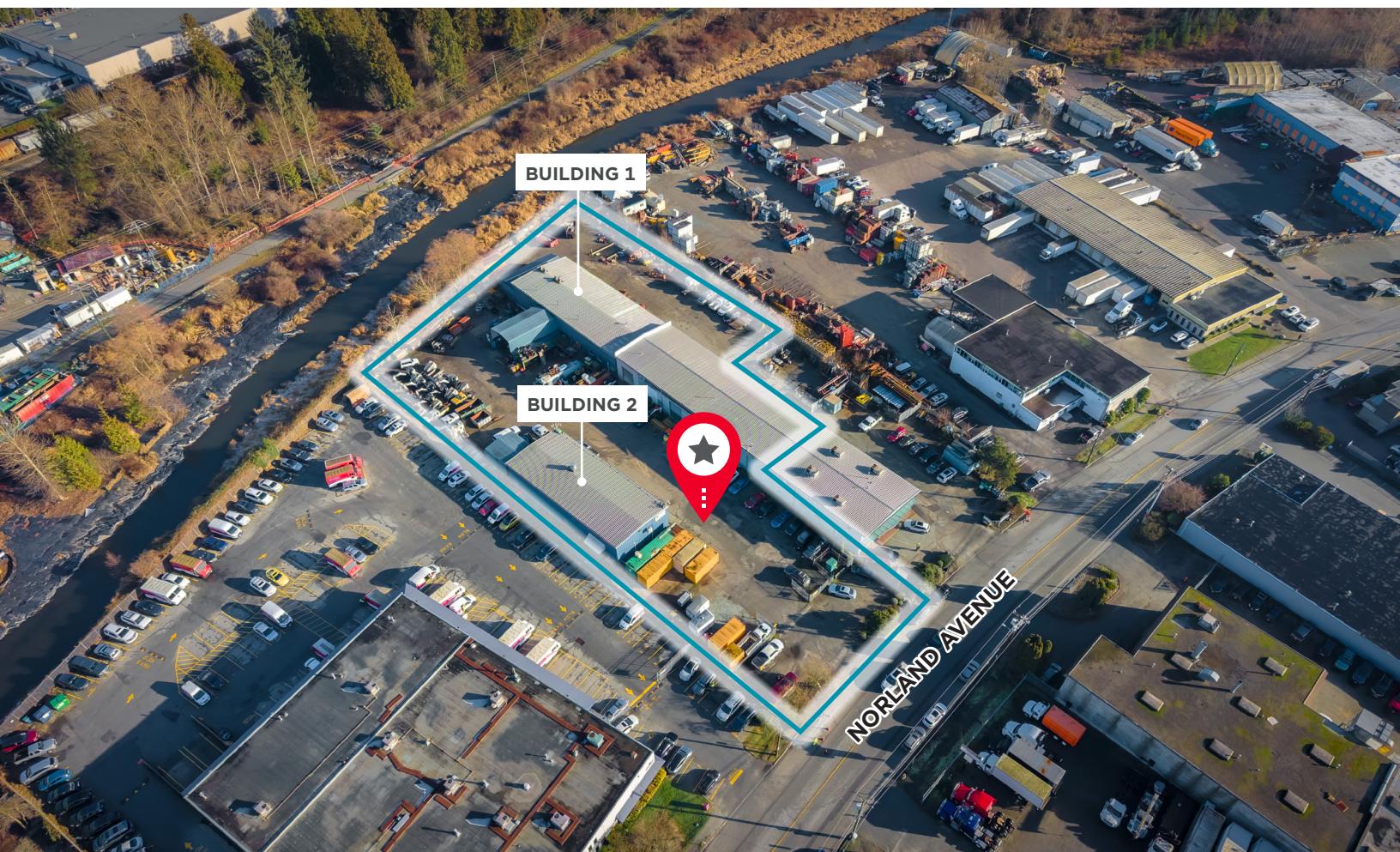
SUBLEASE EXPIRY

July 30, 2027

**Headlease opportunity available*

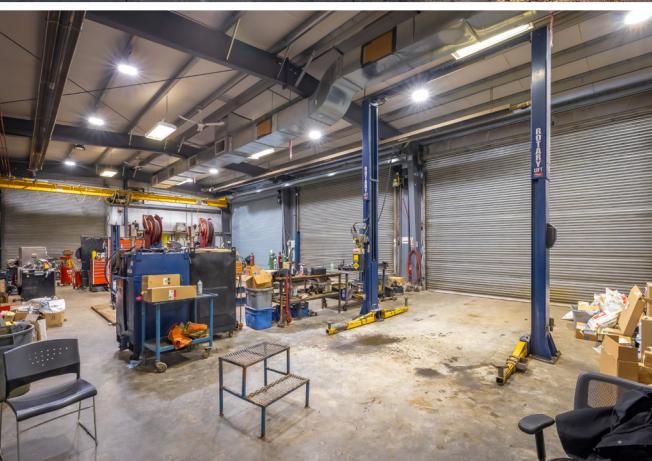
FEATURES

- Twelve (12) grade loading doors (11'x14')
- Power (contact listing agents)
- 13.5' – 19' clear height in the warehouse areas
- Multiple private offices
- Reception area, kitchenette and several washrooms
- Two (2) 3-ton overhead cranes available
- Air compressor
- Radiant heating in warehouse areas
- Ample parking available on site
- Two points of ingress and egress off Norland Avenue



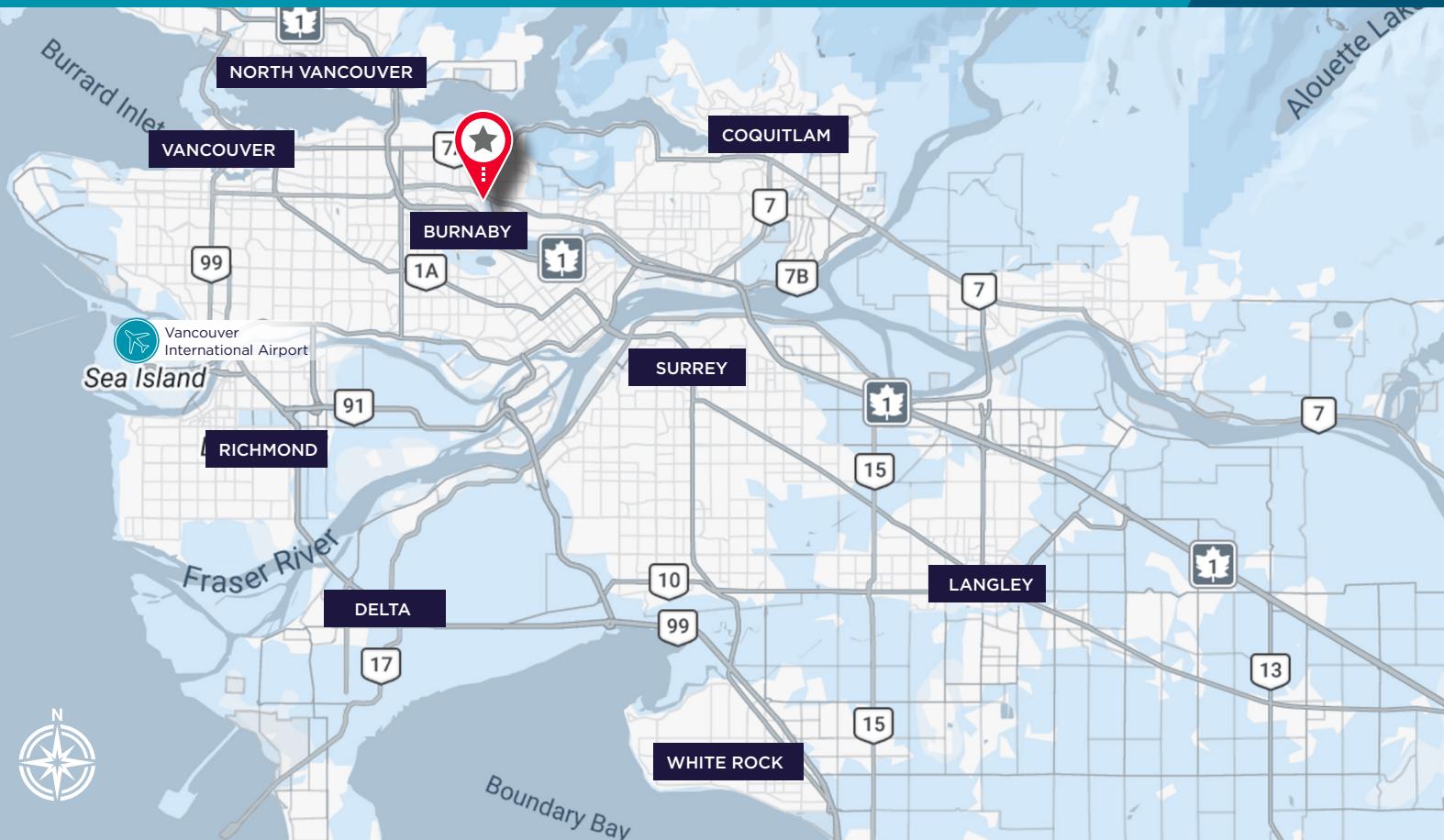
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DRIVE TIMES

HIGHWAY 1	2 minutes
HIGHWAY 99	30 minutes
HIGHWAY 17	25 minutes
VANCOUVER INTERNATIONAL AIRPORT	35 minutes
DOWNTOWN VANCOUVER	25 minutes

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