



3111 Thunderbird Crescent, Burnaby, B.C.

# FOR LEASE

## 5,534 SF Unit with Dock & Grade Loading

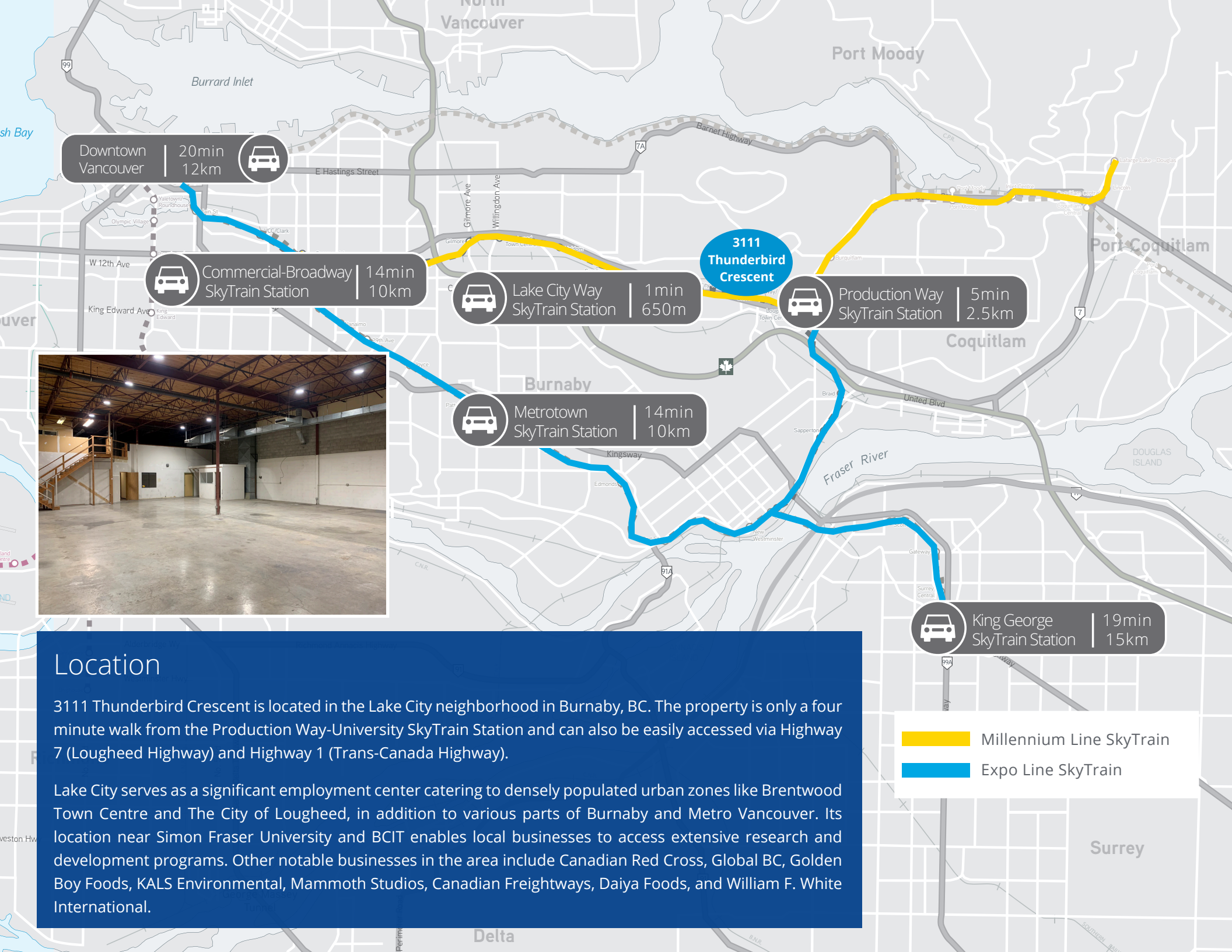
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## Location

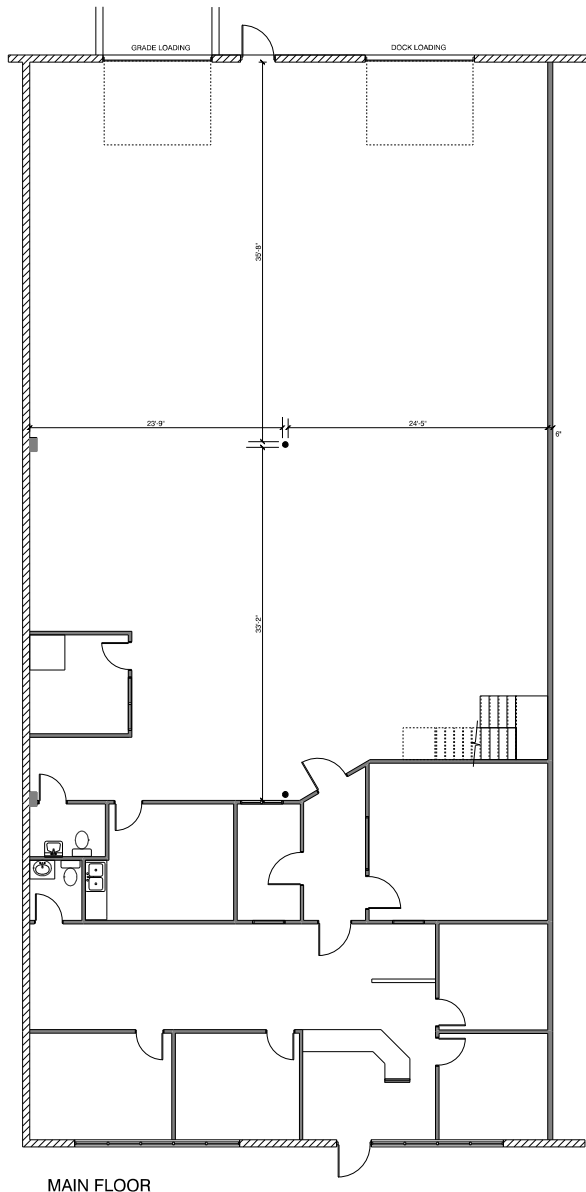
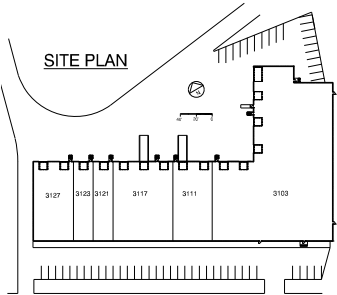
3111 Thunderbird Crescent is located in the Lake City neighborhood in Burnaby, BC. The property is only a four minute walk from the Production Way-University SkyTrain Station and can also be easily accessed via Highway 7 (Lougheed Highway) and Highway 1 (Trans-Canada Highway).

Lake City serves as a significant employment center catering to densely populated urban zones like Brentwood Town Centre and The City of Lougheed, in addition to various parts of Burnaby and Metro Vancouver. Its location near Simon Fraser University and BCIT enables local businesses to access extensive research and development programs. Other notable businesses in the area include Canadian Red Cross, Global BC, Golden Boy Foods, KALS Environmental, Mammoth Studios, Canadian Freightways, Daiya Foods, and William F. White International.

█ Millennium Line SkyTrain  
█ Expo Line SkyTrain

# Zoning

M-3 (Heavy Industrial) zoning is one of the most inclusive industrial zones in Burnaby and allows for a wide range of manufacturing uses.



# Building Features

- 18' clear warehouse ceiling height
- Large warehouse area with efficient office layout
- One (1) dock loading door with leveler
- One (1) grade loading door with concrete ramp
- Loading court can accommodate 50'+ trucks
- Fully sprinklered
- 4 minute walk from SkyTrain
- Four (4) reserved parking stalls

# Available Area

Ground Floor Warehouse	3,400 SF
Ground Floor Office	1,634 SF
Storage Mezzanine (Free Gross Rent)	500 SF
<b>Total Area</b>	<b>5,534 SF</b>

# Year-1 Asking Net Lease Rate

\$19.75 per SF, per annum

# Operating Costs & Taxes (2024)

Estimated at \$7.29 per SF, per annum (includes hydro)

# Availability

Immediate



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