

FOR LEASE | INDUSTRIAL
2969 LAKE CITY WAY
BURNABY, BC



- ▶ **19,453 SF Warehouse/Office Space with Outside Storage**
- ▶ **Central Location**

Location

The subject property is located just off the intersection of Lake City Way and Venture Street in the Lake City Industrial Park, one of the most established and centrally located business parks in Greater Vancouver. The property is near the Lougheed and Trans Canada Highways, offering very convenient access in all directions. The Lake City SkyTrain station is one block away.

Steve Caldwell

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Mackenzie Fraser

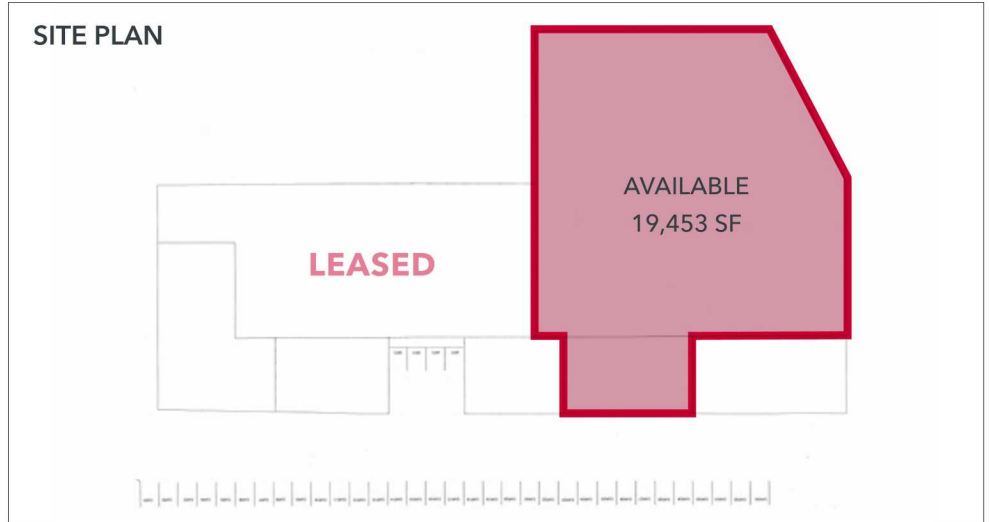
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Features

- ▶ 3 grade loading doors
- ▶ 1 dock loading door
- ▶ 1 covered loading dock
- ▶ 18' clear ceiling height (approx.)
- ▶ Fenced loading/yard area
- ▶ Air conditioned offices
- ▶ Kitchenette
- ▶ Boardroom
- ▶ Training area
- ▶ 3-phase power
- ▶ Sprinklered
- ▶ One block from SkyTrain station

SITE PLAN



Available Areas

Warehouse	15,798 SF
Ground floor office	2,222 SF
Mezzanine office	1,433 SF
Total	19,453 SF

Zoning

M-3 (Heavy Industrial) includes all uses in M-1 to M-3 zones

Basic Lease Rate

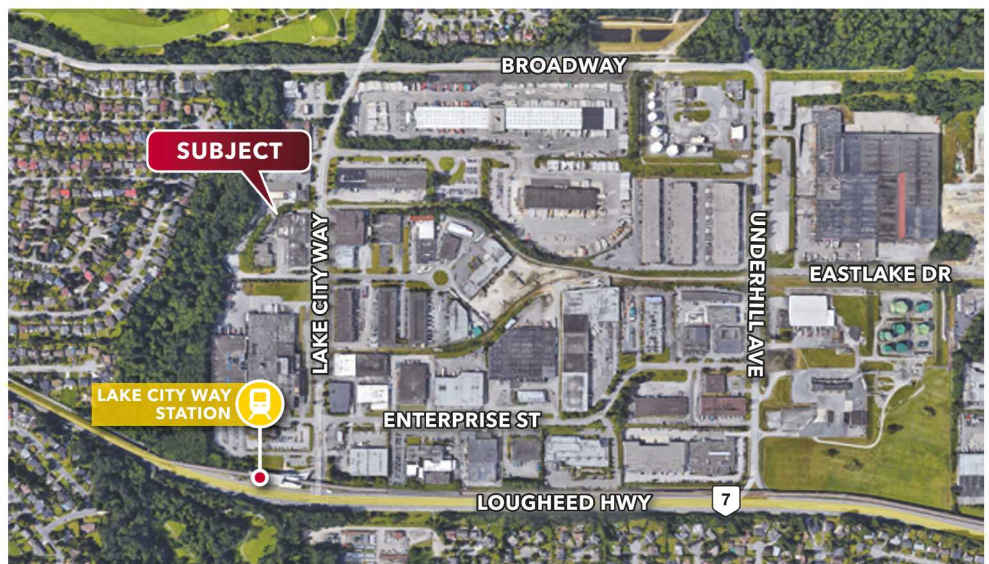
\$19.00 PSF

Taxes & Operating Costs

\$7.21 PSF (2023)

Availability

Immediate



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