



**105 - 3686 Bonneville Place, Burnaby**

# 10,962 SF industrial unit in North Burnaby **For Lease**



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## LOCATION

The property is located in the much sought after Winston/ Government industrial corridor, just south of Lake City in northeast Burnaby. The property is conveniently located between the Trans-Canada Highway (HWY #1) and Lougheed Highway, providing easy access and egress for employees and commercial traffic. Production Way-University SkyTrain Station is approximately 750M (8 min walk) away.

## AVAILABLE AREA

Main Floor Office	1,658 SF
Warehouse	7,623 SF
Mezzanine	1,681 SF
<b>Total</b>	<b>10,962 SF</b>

## BUILDING FEATURES

- 3 phase electrical service
- 2 dock & 2 grade loading
- 22' clear ceiling height
- Well finished office areas

## ZONING

M5 (Light Industrial) - Allowing for a wide variety of distribution, warehousing and commercial uses.

## AVAILABILITY

Immediately

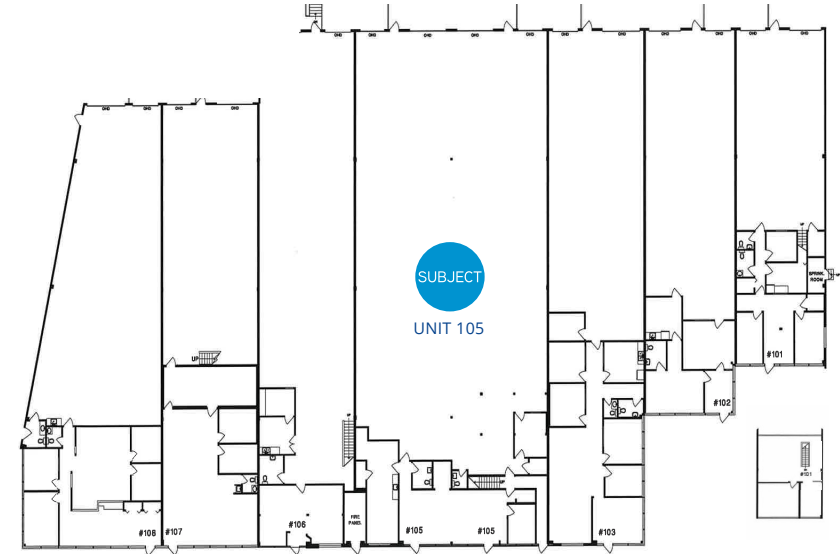
## LEASE RATE

Please contact Listing Agents.

## ADDITIONAL RENT

\$6.65 per SF (2024)

## BUILDING FLOOR PLAN



## CONTACT

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