

FOR LEASE | INDUSTRIAL  
2969 LAKE CITY WAY  
BURNABY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **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

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

#### Mackenzie Fraser

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com





### 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

### Available Areas

|                     |                  |
|---------------------|------------------|
| Warehouse           | 15,798 SF        |
| Ground floor office | 2,222 SF         |
| Mezzanine office    | 1,433 SF         |
| <b>Total</b>        | <b>19,453 SF</b> |

### Zoning

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

### Basic Lease Rate

\$19.00 PSF

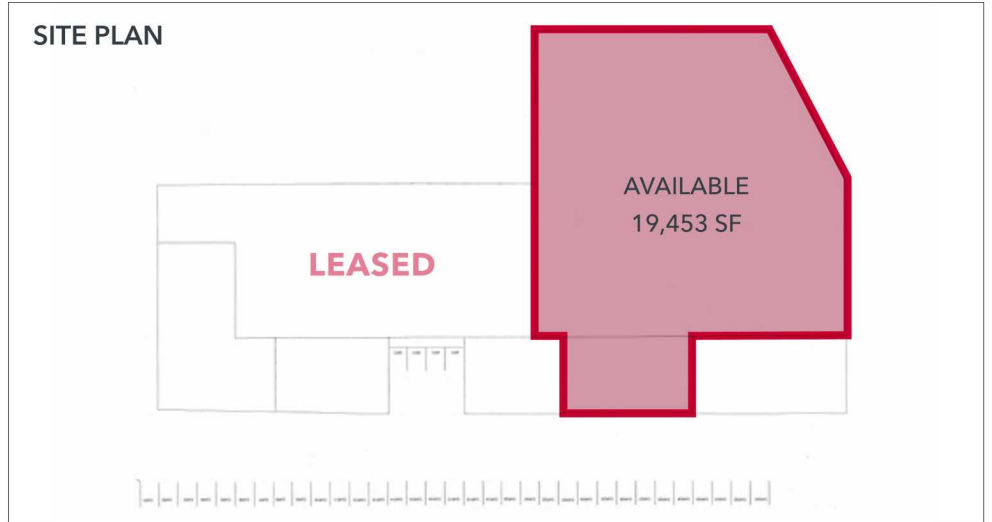
### Taxes & Operating Costs

\$7.21 PSF (2023)

### Availability

Immediate

### SITE PLAN



### Steve Caldwell

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

### Mackenzie Fraser

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com