

FOR LEASE



Rare Opportunity to Lease 9,370 SF
with 5 Dock Loading Doors



18' Clear Ceiling Height
5 Dock Loading Doors

78
38

VENTURE STREET
BURNABY, BC

THE OPPORTUNITY

7838 Venture Street provides tenants the opportunity to lease 9,370 square feet of warehouse and office space with 5 dock loading doors, an incredibly rare loading ratio for this size of space. The unit also offers a small outdoor storage area to the south of the unit.

PROPERTY OVERVIEW	
SITE AREA	9,370 SF
OFFICE SPACE	1,281 SF
WAREHOUSE SPACE	8,089 SF
LEASE RATE	\$21.95 PSF
OPERATING COSTS	\$7.62 PSF
AVAILABILITY	IMMEDIATE

7838



PROPERTY HIGHLIGHTS



18' Clear Warehouse Ceilings



Five (5) Dock Loading Doors



Dock Platform with Outside Storage Potential



Fully Sprinklered Warehouse



Forced Air Gas Heating in Warehouse



Ample Loading Room for Large Trailers



Professionally Finished Office Space



Professionally Managed Complex



Ample Parking Stalls

7838 VENTURE STREET
BURNABY, BC

THE LOCATION

7838 Venture Street benefits from its location within Lake City Business Centre, an established and growing hub of film production, high technology design and manufacturing as well as the life sciences industry. Located in close proximity to the Lake City Way Millennium Line SkyTrain Station providing convenient access to Downtown Vancouver and many other prominent nodes within Metro Vancouver.

NEARBY AMENITIES

Artigiano

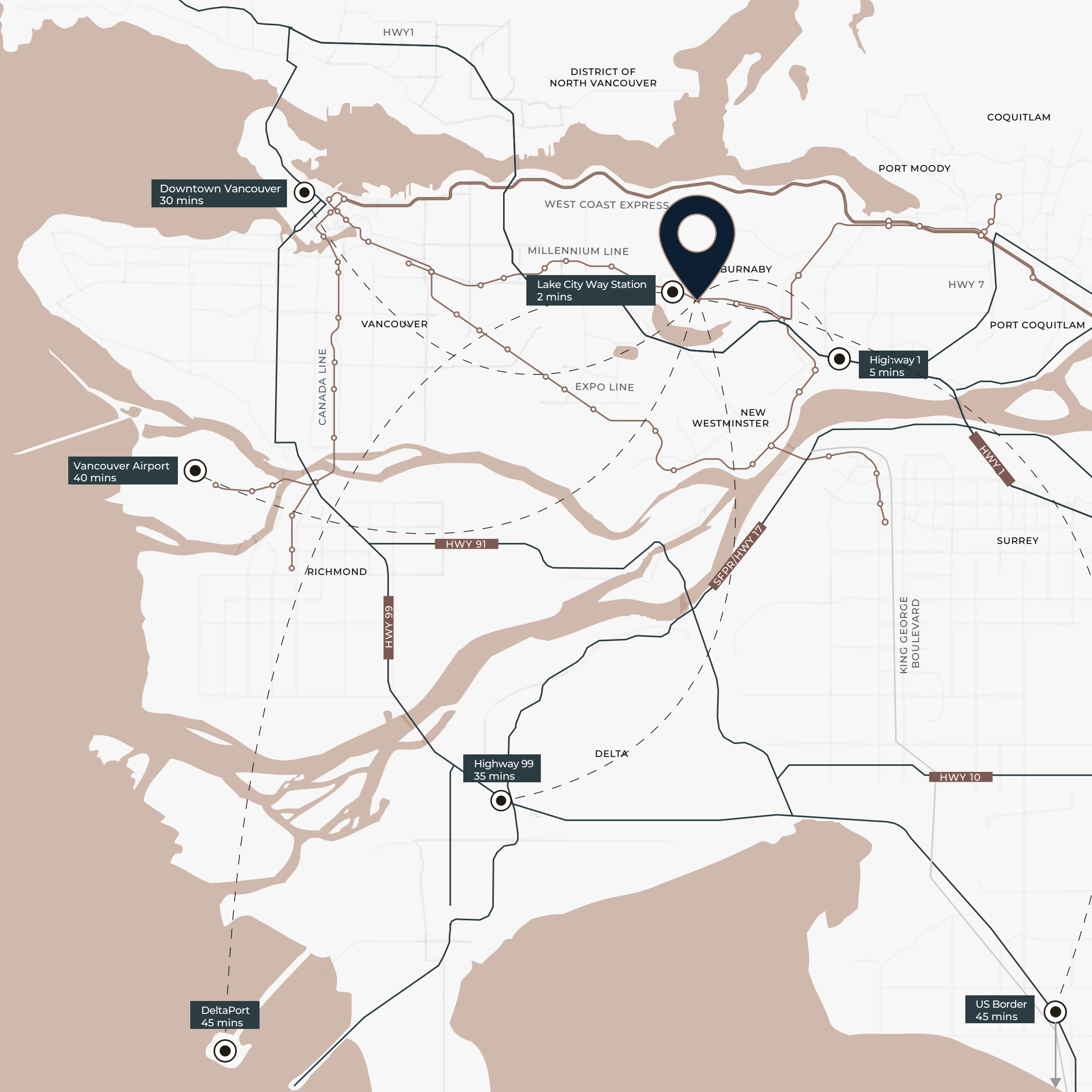
SUBWAY

METAL supermarkets

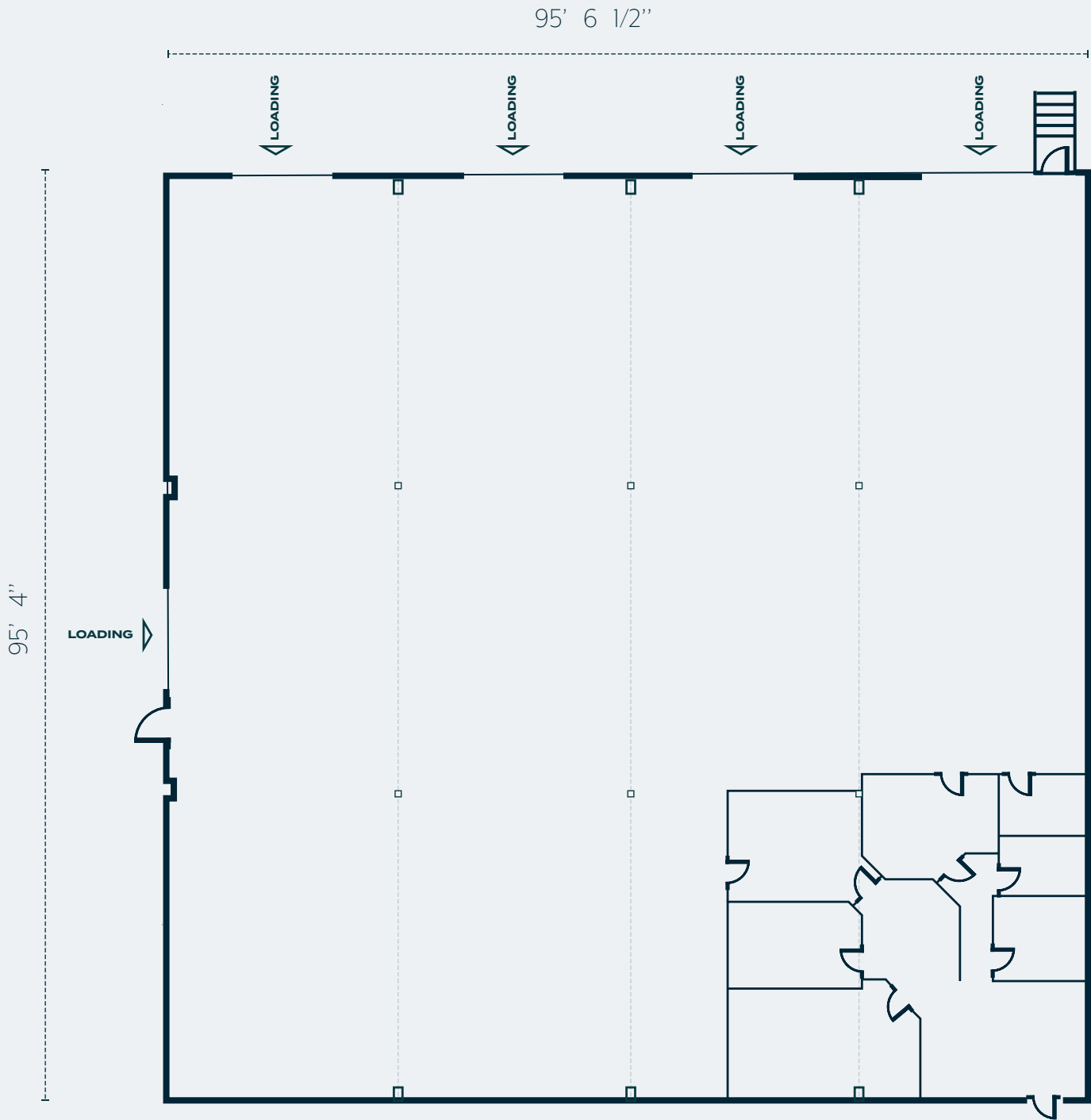
Tim Hortons

GAYA SUSHI

The ROLLING DOUGH
MOBILE WOOD FIRED OVEN



GROUND
FLOOR PLAN



TOTAL AREA	9,370 SF
OFFICE SPACE	1,281 SF
WAREHOUSE SPACE	8,089 SF





VENTURE STREET BURNABY, BC



CLICK/SCAN TO
VIEW TEAM LISTINGS



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