



 **JLL** SEE A BRIGHTER WAY

For sublease

3150 Lake City Way, Burnaby
13,432 SF warehouse

Opportunity

Opportunity to lease 13,432 SF warehouse with dock and grade loading. The warehouse includes bonus mezzanine and office space which is not accounted for in the chargeable square footage. The building features a spacious loading court with ample space for truck maneuvering.

Location

Situated in the heart of Lake City Business Park, 3150 Lake City Way offers an exceptional opportunity for businesses to operate within one of Metro Vancouver’s most sought-after business hubs. The property is conveniently located near the Lake City Way SkyTrain Station, Highway 1(Trans Canada Highway), and Lougheed Highway, making it an ideal choice for businesses seeking highly accessible industrial space in Burnaby.



Total Area: 13,432 SF

Sublease Rate: (Year 1) \$15.00 PSF

Additional Rent: \$6.35 PSF

Sublease Expiry: February 27, 2031

- 18’ clear ceiling height
- Bonus mezzanine office
- 4 dock, 2 grade doors
- Fully sprinklered
- Spacious loading court
- 200 amp 120/240 volt power
- Adjacent to Skytrain Station
- Gas fired heaters





JLL

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