



 **JLL** SEE A BRIGHTER WAY

# For sublease

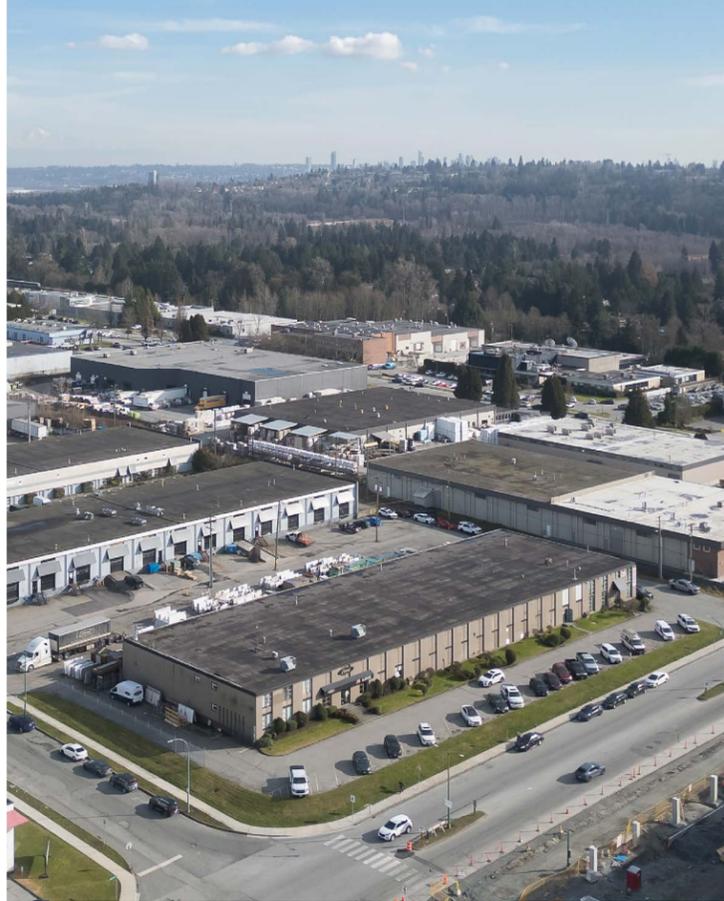
3150 Lake City Way, Burnaby  
10,360 SF warehouse

# Opportunity

Opportunity to lease 10,360 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

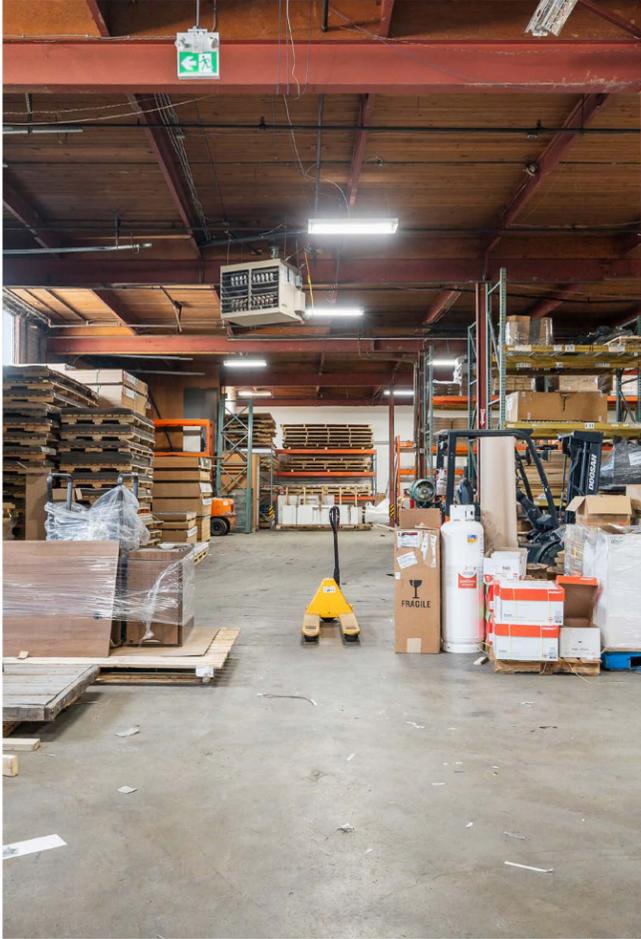
Situated in the heart of Lake City Business Park, 3150 Lake City Way offers an exceptional opportunity for businesses to operate within one of Metro Vancouver’s most sought-after business hubs. The property is conveniently located near the Lake City Way SkyTrain Station, Highway 1(Trans Canada Highway),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



**Total Area:** 10,360 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
- Spacious loading court
- Adjacent to Skytrain Station
- 4 dock, 2 grade doors
- Fully sprinklered
- 200 amp 120/240 volt power
- Gas fired heaters





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