



2960 Lake City Way, Burnaby, BC

- Manufacturing/Distribution/Movie Uses
- Former Stargate Atlantis Lockup
- 30,402 Sq Ft (may be divided)

Steve Caldwell | Personal Real Estate Corporation

Steve.Caldwell@dtzbarnicke.com

Direct Tel: (604) 895 2224

Cellular: (604) 809 3122

DTZ Barnicke Vancouver Limited

800 – 475 West Georgia Street

Vancouver, BC

Canada V6B 4M9



Location:

The subject property is situated on the east side of Lake City Way two blocks north of the Lougheed Highway. The property is near the Lougheed and Trans Canada Highways offering very convenient access in all directions. SkyTrain serves Lake City along Lougheed Highway and downtown is 25 minutes by car. This location is near the geographic centre of Vancouver.

Building Areas:

Warehouse	27,686 sq ft
Offices	2,716 sq ft
Total area	30,402 sq ft

Note: May be split to accommodate a 8,378 sq ft unit with yard off Venture Street and a 22,024 sq ft unit.

Zoning:

M-3 Heavy Industrial

Outside Features:

- 7,700 sq ft fenced, paved yard
- 24 parking stalls

Building Features:

- Concrete block construction
- 4 dock level loading doors
- 1 grade level loading door
- Fully sprinklered
- 17-26' clear ceiling height
- 400 amp, 230 volt, 3-phase power
- Small structural mezzanine included at no additional charge
- Floor drains
- Explosion proof room for hazardous product storage (may be removed)
- 2 separate office areas
- 4 washrooms
- Subdivision potential

Lease Rate:

\$6.50 \$5.95 per sq ft per annum

Taxes & CAM (2011):

\$2.10 per sq ft per annum

Occupancy:

Immediate