



## 3149 Production Way, Burnaby, BC

- Rates Starting at \$6.75 per Sq Ft
- 11,300 or 14,826 Sq Ft

**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 located in the Lake City Area of North Burnaby. Access to the property is via Lougheed Highway to Production Way and then north on Production Way two blocks. The Trans Canada Highway is located just minutes south of the subject property and a SkyTrain station is one block away.

**Available Area (Approx):**

Warehouse	7,415 sq ft		7,415 sq ft
Office Main Floor	3,885 sq ft	or	3,885 sq ft
Office Mezzanine	0 sq ft		3,526 sq ft
<b>Total</b>	<b>11,300 sq ft</b>	<b>or</b>	<b>14,826 sq ft</b>

*Note: Landlord is prepared to remove office space to suit tenant requirements.*

**Zoning:**

M-3 Permitting light and heavy industrial uses.

**Building Features:**

- Concrete block construction
- 18' +/- clear ceiling height in warehouse
- Ample parking
- 3 dock level and 1 grade level loading bay
- Air conditioned offices
- Ample truck manoeuvring room

**Reduced Lease Rate:**

From \$6.75 per sq ft per annum

**Taxes & CAM (2011):**

\$3.31 per sq ft per annum

**Available:**

Immediately

