

**FOR
LEASE**

**3290B PRODUCTION WAY
BURNABY, BC**



BRADEN HALL

braden@davieshall.ca

(604)718-7302

STEVE HALL

steve@davieshall.ca

(604)718-7317

PETER HALL

PERSONAL REAL ESTATE CORPORATION

peter@davieshall.ca

(604)718-7303



FOR LEASE
OFFICE/WAREHOUSE
3290B PRODUCTION WAY, BURNABY, BC

LOCATION:

Located in North Burnaby, just off the **Lougheed and Trans-Canada Highways** and next to the **Production Way Skytrain Station**, this property offers the utmost in convenience and access for your customers and employees, and is perfectly situated for the movement of your company's goods and services to all points of the Lower Mainland via the Trans-Canada and Lougheed Highways.

This prime location also offers your company and its employees a wealth of amenities and convenience right at your doorstep. The Lougheed Mall and North Road's abundance of multi-cultural restaurants are 3 minutes away. Brentwood Mall and the new Brentwood Town Centre are 5 minutes away

ZONING: CD/M1R/M5

AREA: 5,298 sq. ft.

UNIT FEATURES: OFFICE/SHOWROOM

- 750 sq. ft. of open area retail
- Engineered hardwood flooring
- New low voltage lighting
- Newly painted ceiling and walls
- Use of pole sign for additional advertising
- Three (3) washrooms

WAREHOUSE

- Dock loading with new leveler
- Overhead gas unit heaters
- 200 amp, 3 phase power
(to be verified by Tenant)
- 24' clear ceiling heights
- Ceiling fans
- Newly painted ceiling and walls

PARKING: Eighteen (18) parking stalls

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$8,830.00 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$8.27 per sq. ft. plus GST (or) \$3,653.22 per month plus GST

AVAILABLE: Immediately