



# FOR SALE

**3280** PRODUCTION WAY  
BURNABY, BC

**OWNER-OCCUPIER OPPORTUNITY**

0.99 ACRES WITHIN THE LAKE CITY INDUSTRIAL NODE





# PROPERTY HIGHLIGHTS

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a 100% freehold interest in 3280 Production Way (the “Property”). The Property offers owner-occupiers a highly sought after and strategically located 0.99 acres within the Lake City industrial node. The close proximity to major transportation routes, namely Highway 1 (Trans-Canada Highway) and Lougheed Highway, provides easy access to all areas of the Lower Mainland.

The Property is located in close proximity to rapid transit via the Production Way-University Sky Train station, which is a 100m walk from the property, providing convenient access for employees and customers.

## SALIENT DETAILS

ZONING	CD Comprehensive Development M1 Manufacturing District
	Permitted Uses: A wide variety of industrial, commercial and flex uses
SITE AREA	0.99 acres
BUILDING AREA	Office 3,483 SF Mezzanine 1,240 SF Warehouse 8,939 SF
	Total 13,662 SF
PROPERTY TAX	\$80,126.01
AVAILABILITY	Vacant Possession October 1, 2025
SALE PRICE	Contact Listing Agents



**20'**

Warehouse clear height  
(Approximately)



**1**

Dock level  
loading door



**1**

Oversized  
grade door



**Sprinklered**  
Throughout



**400A**

@ 347/600V,  
3-phase power



**24**

Parking stalls on site



**Fully**

Paved and fenced  
yard area



**1988**

Building construction  
completed



**New**

Roof 2017



**Amenities**

Kitchenette, boardroom  
and multiple offices &  
washrooms



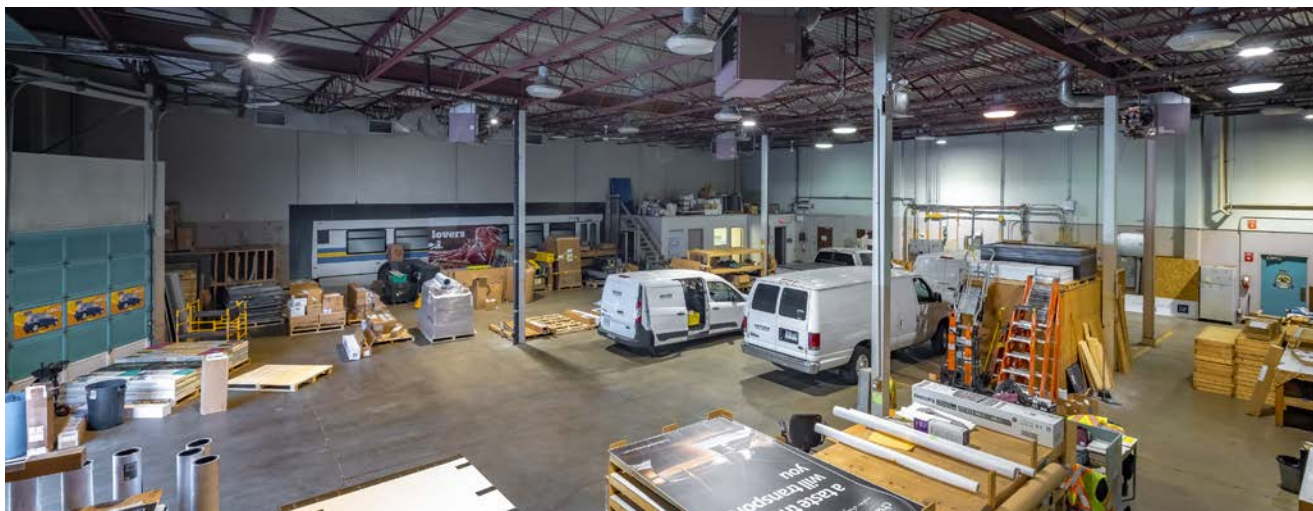
**Wheelchair**

Accessible



3280 PRODUCTION WAY, BURNABY, BC

# PROPERTY IMAGES





3280 PRODUCTION WAY, BURNABY, BC

# PROPERTY LOCATION



**SUBJECT PROPERTY**  
3280 Production Way



**PRODUCTION WAY STATION**

## NEARBY TENANTS/OWNERS

- 1 SGS
- 2 Daiya Foods
- 3 Pockit Self Storage / Hungerford
- 4 ADI Global
- 5 Cinelease Lighting & Grip
- 6 Stemcell Technologies



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Better never settles