



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
SALE PRICE	\$10,500,000 \$9,850,000



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



Wheelchair Accessible



1988 building construction completed



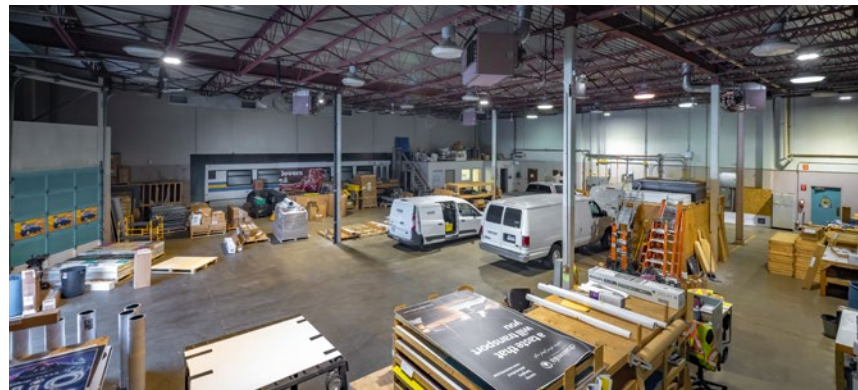
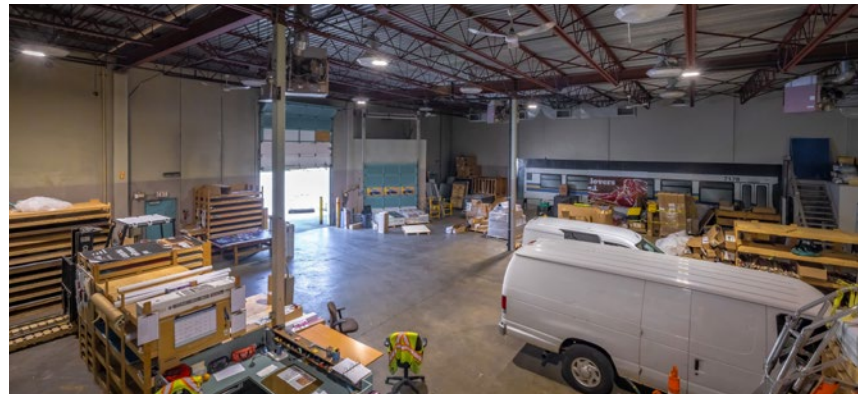
2017 New Roof



Kitchenette, boardroom and multiple offices & washrooms

3280 PRODUCTION WAY, BURNABY, BC

PROPERTY IMAGES



3280 PRODUCTION WAY, BURNABY, BC

PROPERTY LOCATION



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

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