

**FOR LEASE | INDUSTRIAL**  
**3131 & 3135 UNDERHILL AVENUE**  
**BURNABY, BC**



- ▶ **5,032 SF Available**
- ▶ **Lake City Business Park**

**Location**

Located in the popular and strategic Lake City Business Park at the corner of Underhill Avenue and Enterprise Street, one block north of Lougheed Highway and within a short walk of the Lake City Way SkyTrain Station. This building offers excellent access to both the Trans-Canada (Highway 1) and Lougheed Highways.

**Highlights**

- ▶ Two dock loading doors
- ▶ Fully sprinklered
- ▶ Ample parking and loading areas
- ▶ Walking distance to SkyTrain
- ▶ Central Lake City location

**Rand W. Thomson**

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# FOR LEASE | INDUSTRIAL

## 3131 & 3135 UNDERHILL AVENUE

### BURNABY, BC

#### Zoning

M-3 (Heavy Industrial) permitting all uses under M-1, M-2, and M-3.

#### Rental Rate

Asking \$13.75 PSF

#### Features

- ▶ One dock loading door per unit
- ▶ 18' ceiling height
- ▶ Fully sprinklered
- ▶ Ample parking and loading areas
- ▶ Exposure to Underhill Avenue

#### Taxes & Operating Costs (2021 Estimate)

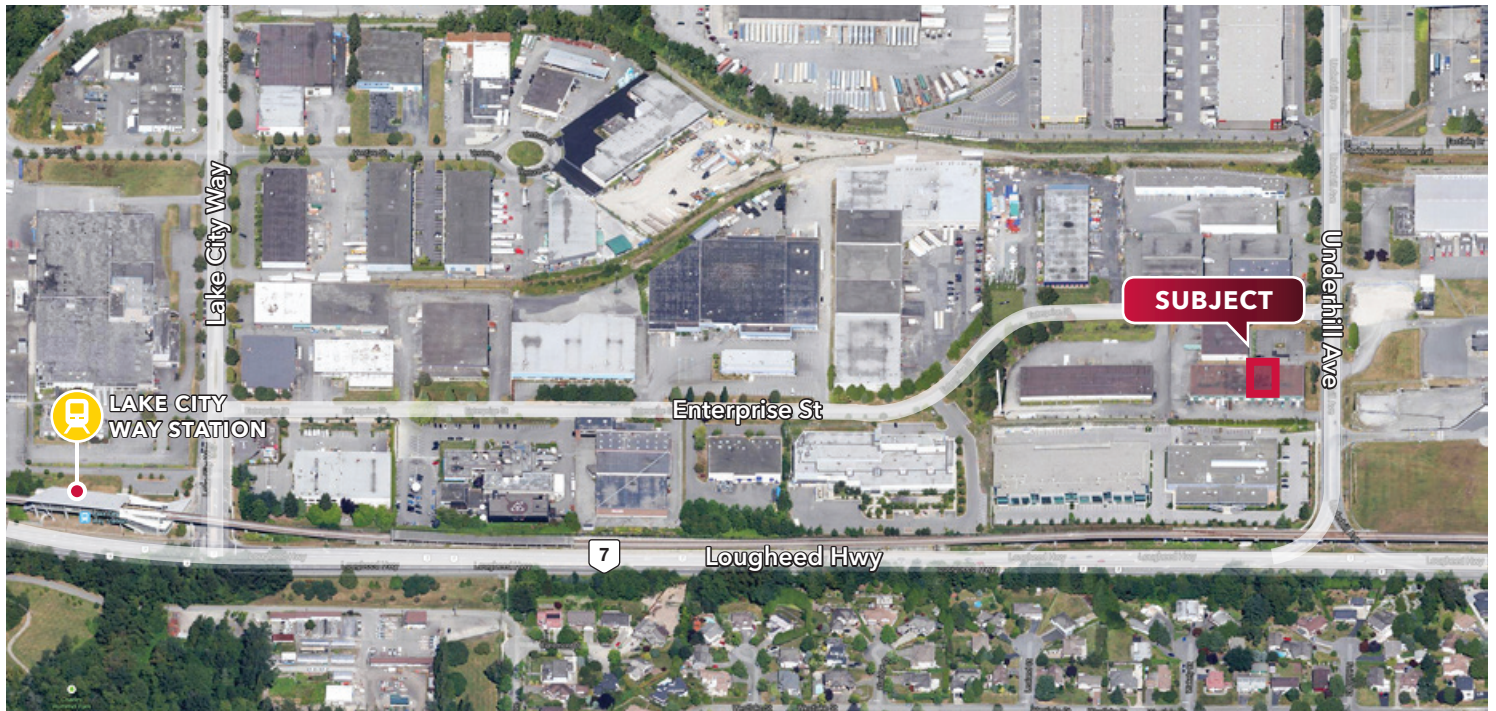
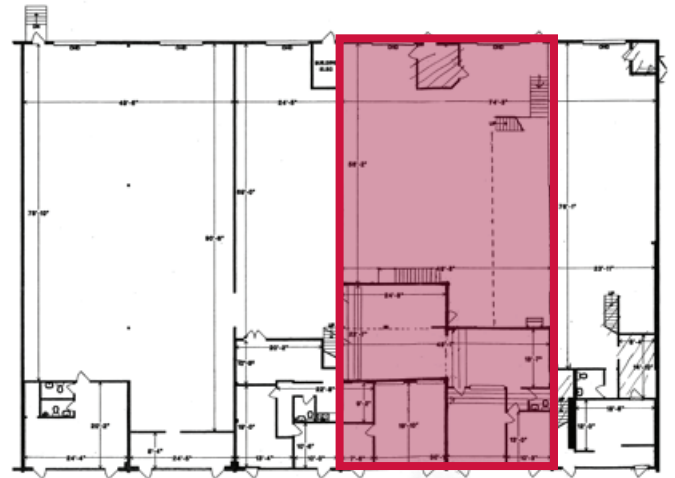
\$4.95 PSF

#### Available Area

Warehouse	3,200 SF
Office	1,832 SF
Total	5,032 SF

#### Availability

September 1, 2020



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