

// 14,826 SF Warehouse Unit

# FOR SUBLEASE

3149 Production Way, Burnaby



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# PROPERTY DETAILS

Opportunity to sublease a warehouse unit in North Burnaby's Lake City industrial submarket, strategically located next to Production Way Skytrain Station, Lougheed Hwy, and Trans-Canada Hwy. This unit features an efficient warehouse with 18 ft ceilings, 3 dock doors, 1 grade door, as well as office space across two floors consisting of open plan and private offices, lunchroom, and boardroom.

**Address** 3149 Production Way, Burnaby

**Unit Size**

Warehouse	7,415 sf
Main Floor Office	3,885 sf
Mezzanine Office	3,556 sf
<b>Total</b>	<b>14,826 sf</b>

**Net Rent** Contact listing agents

**Additional Rent** \$6.62 psf

**Term Expiry** November 29th 2026  
Please contact listing agents for a longer lease term

**Availability** With Notice

**Zoning** M3 - Heavy Industrial District

**Ceiling Height** 18'

**Loading** 3 dock level, 1 grade level loading bays

**Power** TBD

**Parking** Ample



# LOCATION



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