

FOR SUBLEASE | INDUSTRIAL
3181 THUNDERBIRD CRESCENT
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- **30,021 SF Centrally Located Warehouse/Office Space**
- **Lake City Industrial Park**
- **Dock Loading**

Ryan Saunders

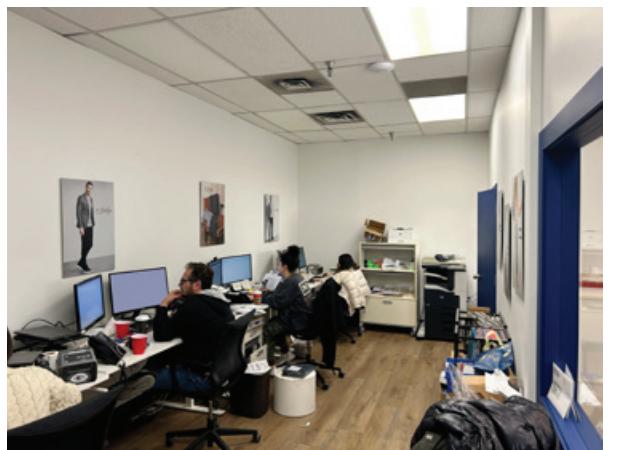
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Available Area	
Warehouse	26,221 SF
Office	3,800 SF
Total	30,021 SF

Zoning
 M-3 (General Industrial)

Basic Lease Rate
 Contact listing brokers

Taxes & Operating Costs
 \$5.40 PSF (2025 estimate)

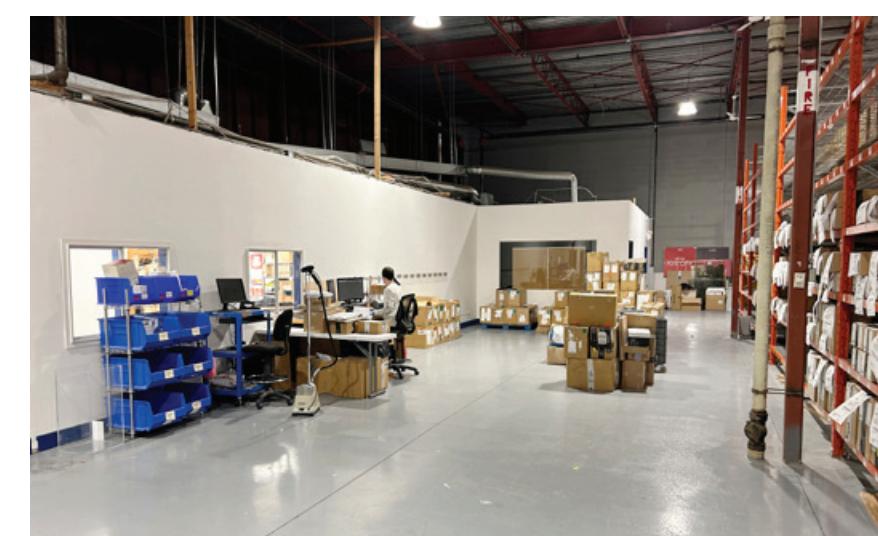
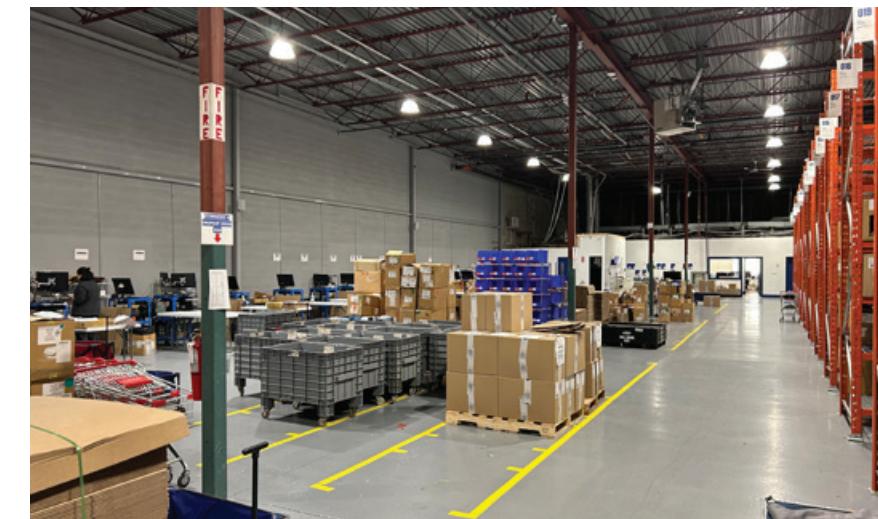
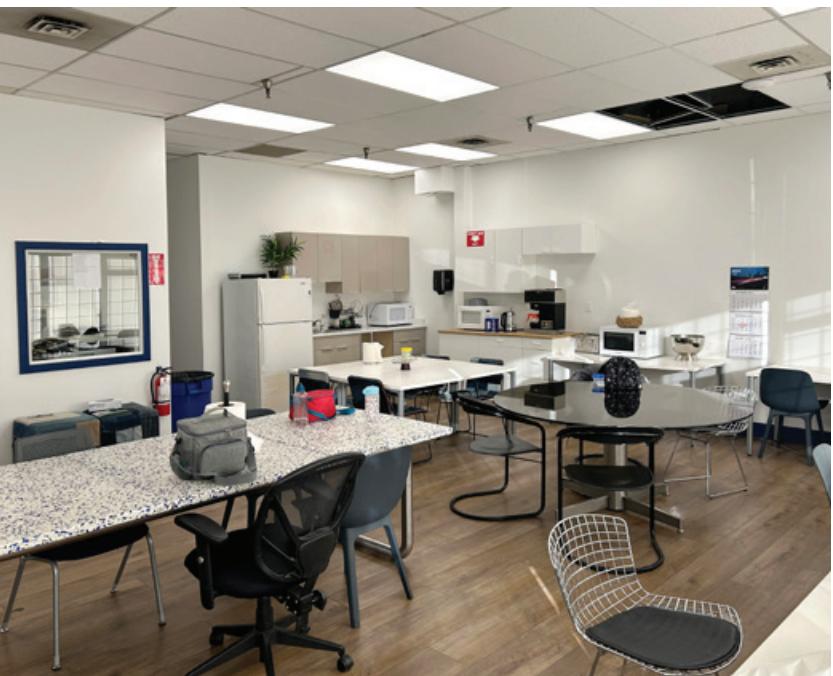
Sublease Term
 October 31, 2032

Location

The subject property is located on the north side of Thunderbird Crescent, one-half block west of Production Way. Production Way runs north from Lougheed Highway, one block west of Gaglardi Way. Downtown is just 20 minutes away by either the Lougheed or Trans-Canada Highways or Hastings Street.

Features

- ▶ 21' clear ceiling height
- ▶ Fully sprinklered
- ▶ 4 dock level loading doors with an outside covered dock
- ▶ Ample truck maneuvering room
- ▶ 3-phase power (400 amp 600 volt)
- ▶ Air-conditioned offices
- ▶ Ample parking at front and rear
- ▶ Security bars and system
- ▶ New coffee room and large lunchroom off warehouse
- ▶ New LED lighting
- ▶ New custom racking
- ▶ New flooring
- ▶ Reception area
- ▶ Mix of private offices, open plan, and training and meeting rooms
- ▶ Large showroom display area
- ▶ Professional landscaped



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