

FOR SUBLEASE | INDUSTRIAL
3127 UNDERHILL AVENUE
BURNABY, BC



- ▶ **2,548 SF Warehouse**
- ▶ **Lake City Business Park**
- ▶ **Centrally Located Storage Opportunity**

Chris McIntyre

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com

Ryan Barichello

D 604.630.3371 C 604.889.4146

ryan.barichello@lee-associates.com

FOR SUBLEASE | INDUSTRIAL
3127 UNDERHILL AVENUE
BURNABY, BC



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 and Lougheed Highways.

Features

- ▶ One (1) dock loading door
- ▶ One (1) double door at grade
- ▶ Sprinklers
- ▶ 18' ceiling height

Available Area

Warehouse area – 2,548 SF

Zoning

M3

Net Rent

\$20.00 PSF

Taxes & Operating Costs

\$7.81 PSF (2025 estimate)

Availability

One (1) week notice

Sublease Expiry

December 31, 2026



Chris McIntyre

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com

Ryan Barichello

D 604.630.3371 C 604.889.4146

ryan.barichello@lee-associates.com