

FOR SUBLEASE

17,092 SF Industrial Building on 2.37 Acres of Land



3195

Production Way

BURNABY, B.C.

CONTACT

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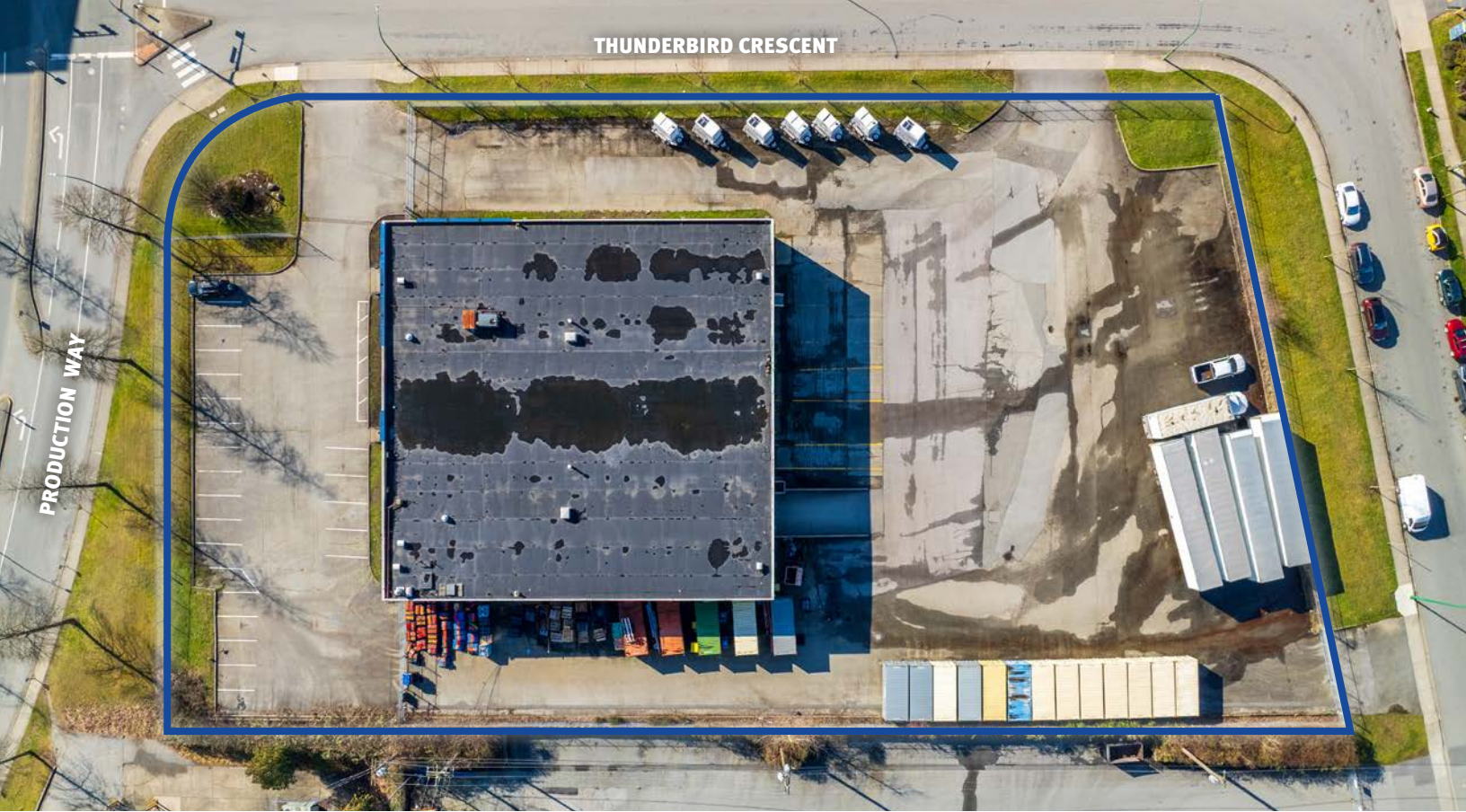
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CBRE



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3195 PRODUCTION WAY
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Conveniently located just north of Lougheed Highway on the northwest corner of Production Way and Thunderbird Crescent, this property is within walking distance of the Production Way–University SkyTrain Station, 10 minutes from Brentwood Town Centre, 30 minutes from Downtown Vancouver, and 20 minutes from the North Shore.

The location offers direct access to major transportation routes, including BC Highway 7 and the Trans-Canada Highway.

The Lake City neighbourhood provides numerous employee amenities, such as Lougheed Town Centre, walking and cycling paths, Burnaby Mountain Golf Course, restaurants, and various commercial services.

BUILDING AREA 17,092 SF

SITE AREA 2.37 Acres

BUILDING FEATURES

Loading

- 3 dock doors
- 1 ramped grade door

Ceiling Heights
16' - 18'

Power

- 3 phase electrical services

Fenced and secured paved yard area

Ample parking

Sprinklered



ZONING

M-3 Heavy Industrial District



TAXES & OPERATING EXPENSES

\$15.95 per sq.ft. (2026 estimate)



SUBLEASE RATE

Contact Listing Agents



SUBLEASE TERM

March 31, 2027. Longer lease term available.
Contact listing agents



AVAILABILITY

Contact Listing Agents

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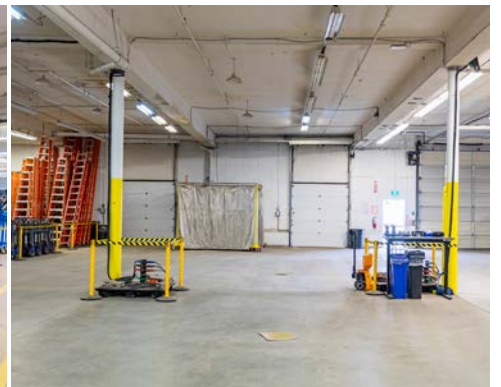
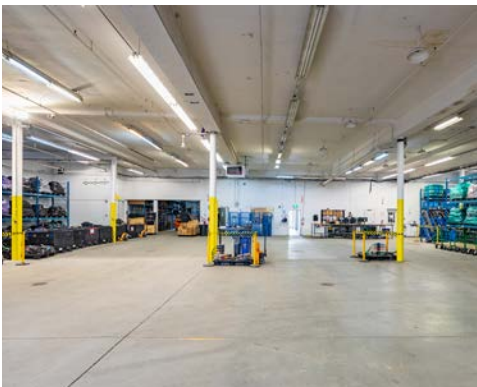
3195 PRODUCTION WAY, BURNABY, B.C.



Office



Warehouse





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