

Industrial | For Sublease

**CBRE**

Units 103-108

**3680 Bonneville Place**

Burnaby, BC

**8,482 SF to 36,743 SF of Industrial Space in the Heart of North Burnaby  
Located South of Lougheed Highway - Walking Distance to Transit**



Contact Agent

**Hayden Ferrill**

Vice President  
Industrial Properties  
hayden.ferrill@cbre.com  
778 372 1934

**Blair Quinn**

Personal Real Estate Corporation  
Vice Chairman  
The High Technology Facilities Group  
blair.quinn@cbre.com  
604 662 5161



Building



Warehouse



Warehouse

## The Opportunity

CBRE is pleased to present the opportunity to sublease up to 36,743 SF of meticulously kept industrial space at 3680 Bonneville Place, Burnaby, BC. The subject property consists of 6 units with various size configurations available starting from approximately 8,482 SF. Professionally managed by Amacon, the space features dock and grade loading, 22' clear ceilings, and ample parking.

Located in the heart of North Burnaby within the Lake City industrial area, the property offers excellent transportation access to Lougheed Highway and the Trans-Canada Highway, as well as commuter access being only a 10-minute walk from the Millennium Skytrain Line. The area is serviced by high-density urban centres, such as The Amazing Brentwood and The City of Lougheed.

## Property Details

### Available Area

8,482 SF to 36,743 SF\*

*\*Areas are approximate.*

### Available

Immediately

### Sublease Asking Rate

Contact Listing Agents

### Additional Rent

\$7.44 PSF (2025 estimate)

### Sublease Term Expiry

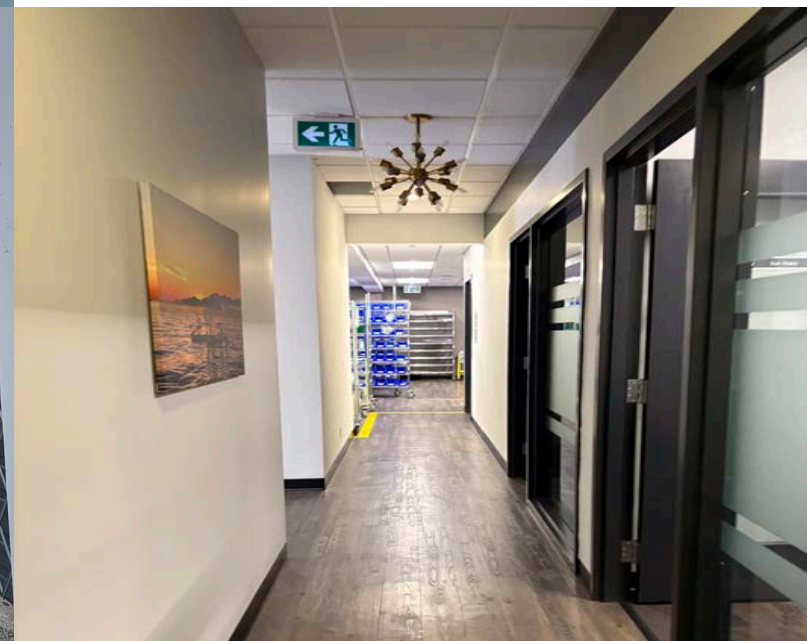
Flexible

### Zoning

I-2 (Light Industrial)



Loading Area



Office Area



Meeting Room

## Property Features



### Loading Door

7 dock loading doors and 6 grade loading doors



### Power

600 volts at 350 amps, 3-phase electrical



### HVAC

HVAV in office & gas-fired unit heaters in warehouse



### Ceiling Height

22' clear



### Sprinklers

Sprinklered



### Parking

Ample parking



### Construction

Concrete tilt-up construction



### Lighting

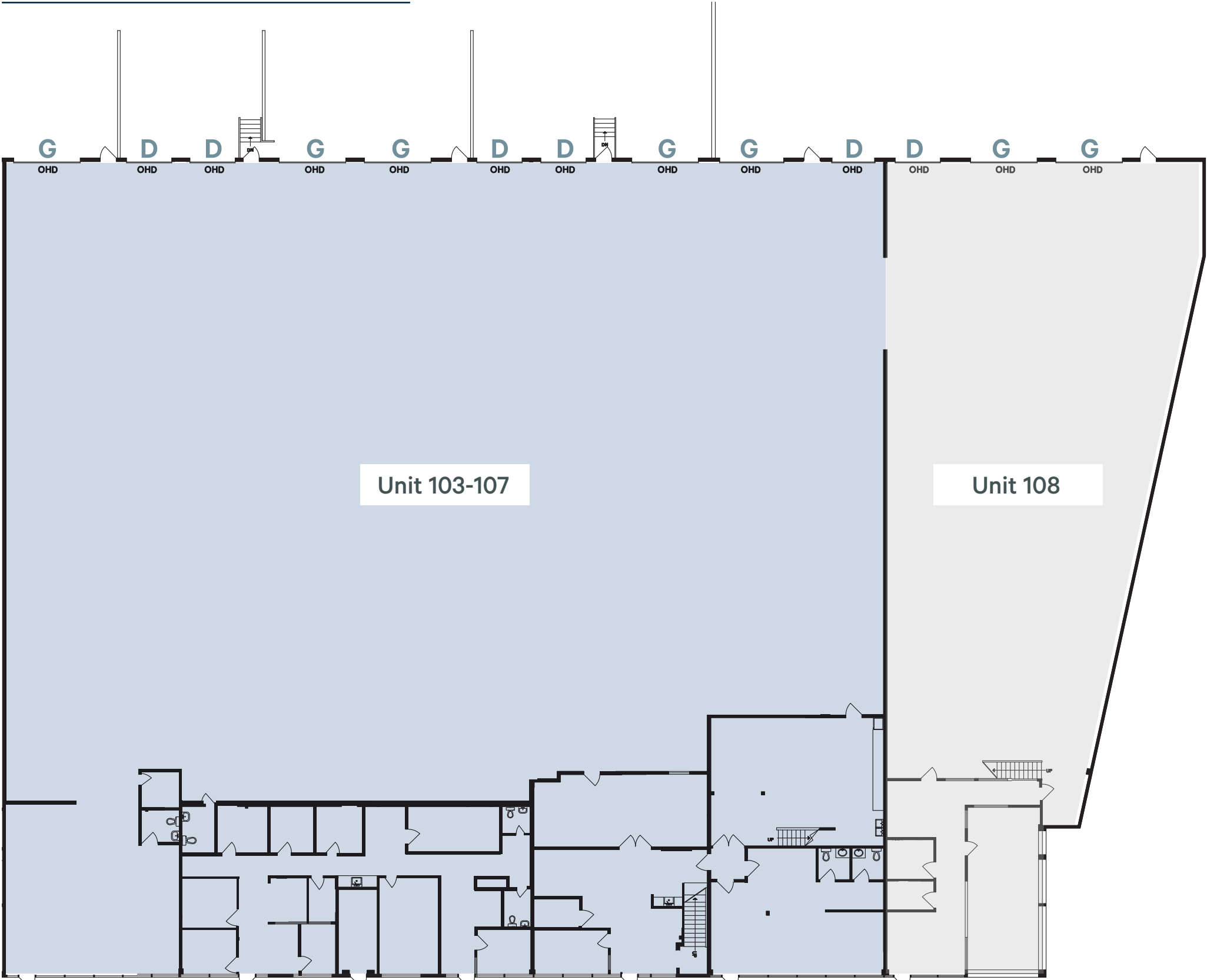
Fluorescent lighting



### Improvements

Private and open office spaces, lunchroom, & washrooms

## Main Floor - Warehouse + Office



### Unit Breakdown

	Mezz	Office	Warehouse	Total Unit Size
Unit 103-107	±2,859 SF	±5,729 SF	±19,673 SF	±28,261 SF
Unit 108	±1,354 SF	±1,100 SF	±6,028 SF	±8,482 SF
<b>Unit 103-108</b>	<b>4,213 SF</b>	<b>6,829 SF</b>	<b>25,701 SF</b>	<b>36,743 SF</b>

*\*Unit 108 can be leased separately or contiguously with Units 103-107 for a combined space of 36,743 SF.*

D = Dock Door  
G = Grade Door

*\*\*Floor plan and areas are approximate and not to scale. Mezz plan not shown.*



Drive Times

**1 min**

Production Way-University  
Expo & Millennium SkyTrain Station

**1 min**

Lougheed  
Highway

**5 mins**

Lougheed  
Shopping Centre

**30 mins**

Downtown  
Vancouver

**35 mins**

YVR Airport



Walk Time

**5 mins**

Production Way-University  
Expo & Millennium SkyTrain Station



## Neighbouring Amenities

### Cafes & Restaurants

Dageraad Brewing  
One Way Cafe  
Sunrise Pita Company  
Megabyte Pizza  
Starbucks  
McDonalds

A&W  
Chipotle  
Sushi California  
Coco Bubble Tea  
Tim Hortons  
IHOP

### Retailers

Costco  
Fitness World  
Walmart  
London Drugs  
SportChek  
Save on Foods

## Neighbouring Businesses

Inovobiologic  
Isura  
Nano One Materials  
PEAK Technologies  
Nupeak Robotics

ASI Group  
NuGrid Power  
Bartec Fire Safety Systems  
Deltaquip Supplies  
IT Tile Contracting

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CBRE Limited  
1021 West Hastings Street #2500 | Vancouver, BC

www.cbre.ca

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