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**SITINGS REALTY LTD.**  
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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



# PROJECT SUMMARY




VIRTUAL TOUR

Strategically located in the central Burnaby, this industrial unit offers exceptional connectivity across the Lower Mainland. With immediate access to major arterial routes, including Highway 1, Lougheed Highway, and the Trans-Canada corridor, the property ensures efficient transportation and distribution throughout Metro Vancouver and beyond. The 9,840 SF unit features 26-foot clear ceiling heights and expansive warehouse space, ideal for a wide range of industrial uses. The front of the unit includes a built-out area with a welcoming café/tasting room and built out office with 7 enclosed offices, reception, washrooms and staff area, offering a rare combination of functionality and customer-facing potential. This property delivers the infrastructure and visibility to support diverse operational needs.



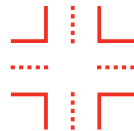
## DETAILS

- ✦ Size: Unit 104 & 105: 9,840 SF
- ✦ 2 x connected warehouse bays w/ 26' clear height
  - 104: 100'x34' approx.
  - 105: 65'x34' approx.
- ✦ Fully fixtured office and café at storefront
- ✦ Available: Immediately w/ term until Dec. 31, 2027 (longer term negotiable)
- ✦ Signage: Storefront
- ✦ Parking: 15 dedicated stalls
- ✦ Base Rent: \$20.76 PSF
- ✦ Loading: 2x docks & 2x grade loading
- ✦ Additional Rent: \$7.50 PSF
- ✦ Zoning Link: M3-Heavy-Industrial-District
- ✦  VIRTUAL TOUR

## AREA ATTRIBUTES



**Close proximity to SkyTrain stations** for convenient transit access



**Excellent connectivity** via major arterial routes, including Hwy 1 & Lougheed Hwy



**Near major retail destinations** such as Lougheed Town Centre and Brentwood



**Industrial setting** with built-out customer-facing appeal

## LISTING AGENTS

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# AERIAL

104-105 2999 UNDERHILL AVE  
Vancouver, BC



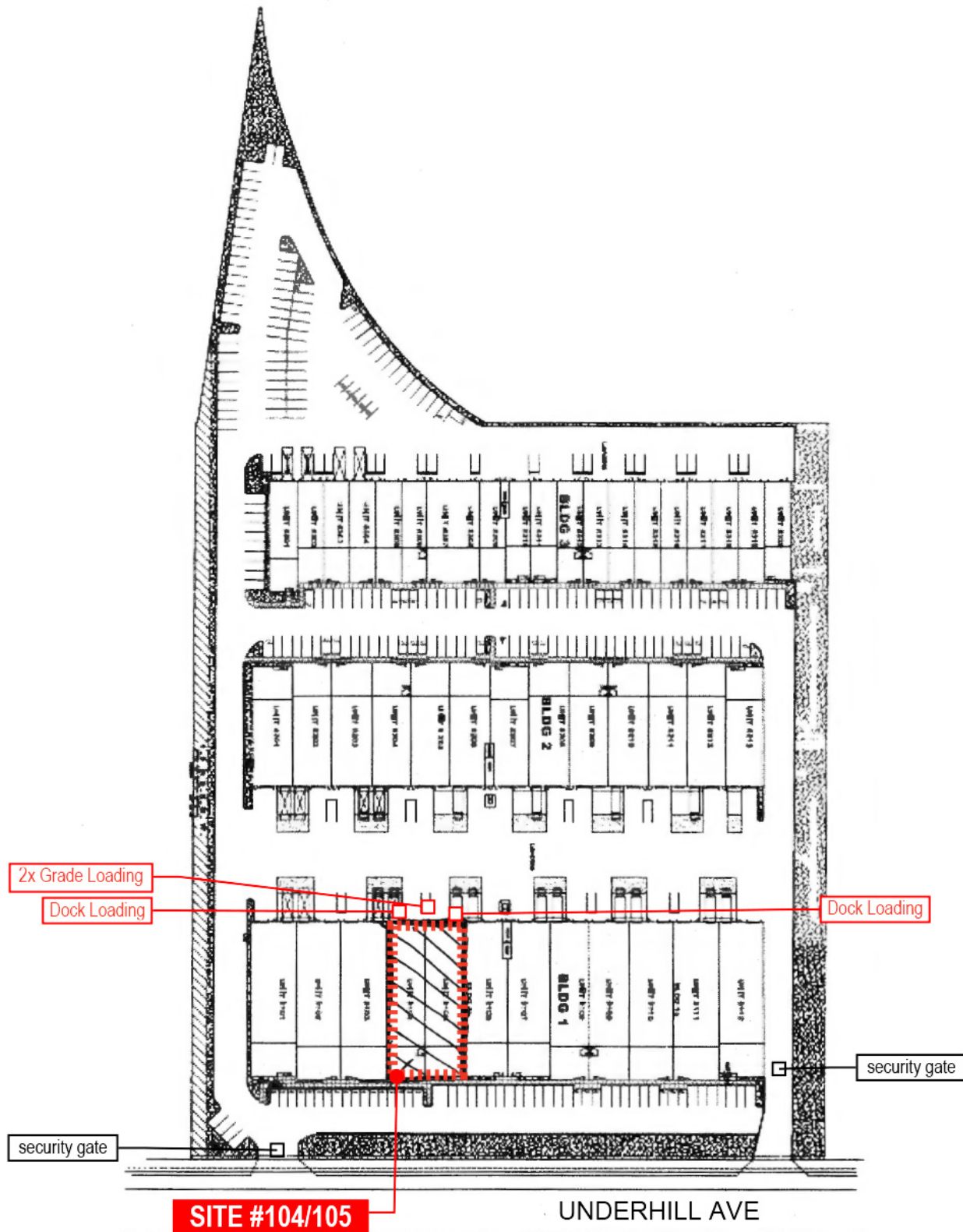
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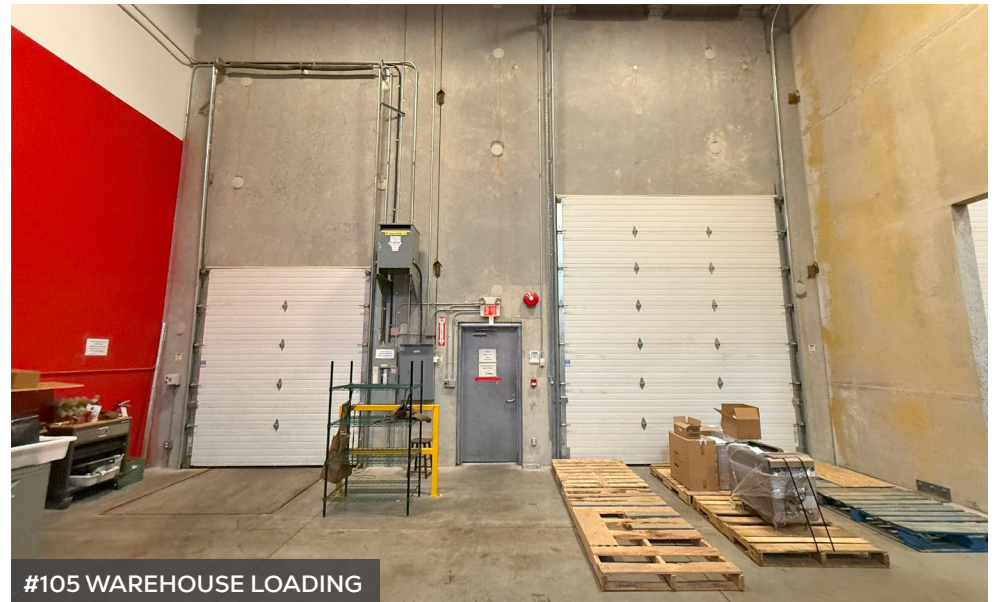
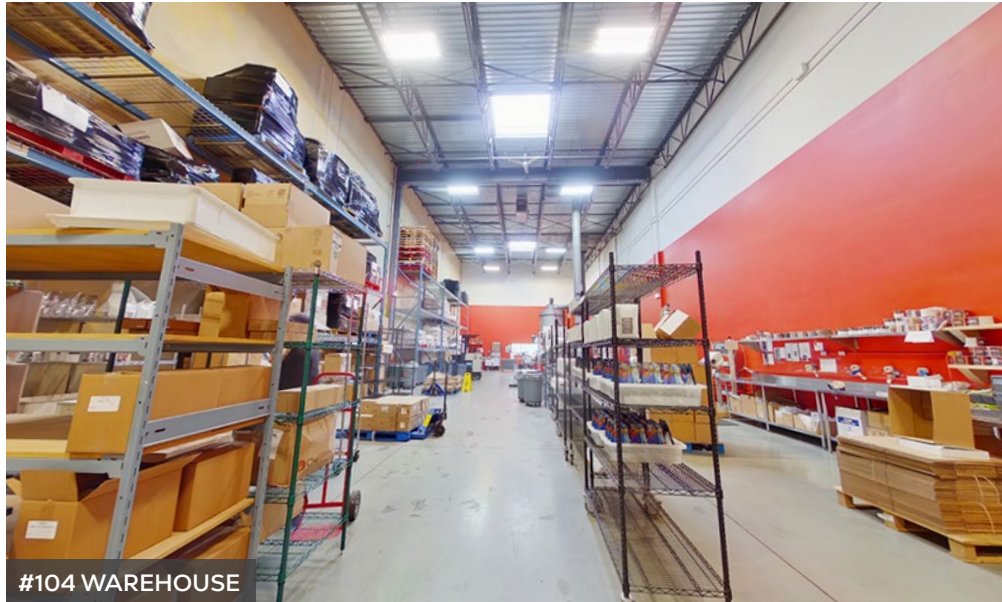


# SITE PLAN VIRTUAL TOUR





# INTERIOR WAREHOUSE PHOTOS VIRTUAL TOUR





# INTERIOR STOREFRONT / OFFICE PHOTOS VIRTUAL TOUR





# EXTERIOR PHOTOS VIRTUAL TOUR

