



INDUSTRIAL SUBLEASE

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104-105 2999 UNDERHILL AVE Vancouver, BC

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.



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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
- ╬ Base Rent: \$20.76 PSF
- Additional Rent: \$7.50 PSF ╬
- **VIRTUAL TOUR** ╬

- 4 Available: Immediately w/ term until Dec. 31, 2027 (longer term negotiable)
- # Signage: Storefront
- # Parking: 15 dedicated stalls
- ╬ Loading: 2x docks & 2x grade loading
- # Zoning Link: M3-Heavy-Industrial-District

AREA ATTRIBUTES



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

Near major retail

and Brentwood

destinations such as

Lougheed Town Centre





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

Industrial setting with built-out customer-facing appeal

LISTING AGENTS

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AERIAL



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INTERIOR WAREHOUSE PHOTOS D VIRTUAL TOUR



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INTERIOR STOREFRONT / OFFICE PHOTOS



VIRTUAL TOUR

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EXTERIOR PHOTOS D VIRTUAL TOUR



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