

FOR SALE

# 7865 VENTURE STREET

BURNABY, BC

1.1 ACRE M3 HEAVY INDUSTRIAL PROPERTY



# 7865 VENTURE STREET

## BURNABY, BC



### THE OFFERING

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a 100% freehold interest in 7865 Venture Street, Burnaby, BC (the “Property”). The Property offers owner-occupiers, investors and developers a highly sought-after and strategically located heavy-industrial zoned site suitable for redevelopment or for upgrading the existing structure to meet long-term operational requirements.



### EXISTING BUILDING - SALIENT DETAILS

|  |   |
|--|---|
| Site Size  | 1.1 acres                               |
| Zoning   | M3 Heavy Industrial District            |
| Building   | Ground Office 3,057 sf                  |
|  | Warehouse 23,218 sf                     |
|  | Mezzanine 1 3,057 sf                    |
|  | Mezzanine 2 206 sf                      |
|  | <b>Total 29,538 sf</b>                  |
| <i>*Contact listing agents to discuss required improvements to code.</i> |   |
| Constructed  | 1971 / Addition to North completed 1984 |
| Warehouse Clear Height   | 14' - 18' Clear                         |
| Loading  | 4 dock, 2 grade doors                   |
| Power  | 600 amp, 600 volt                       |
| Property Taxes   | \$111,292.55 (2025)                     |
| Available  | Immediately                             |
| Sale Price   | \$10,990,000                            |

### INVESTMENT HIGHLIGHTS

#### PRIME 1.1 ACRE DEVELOPMENT SITE LAKE CITY INDUSTRIAL NODE



1.1 acres of Heavy Industrial (M3) zoned land in the highly sought-after Lake City area of Burnaby.



Rare opportunity to acquire industrial land in a built-out, land-constrained submarket.



Located within an established industrial node characterized by institutional ownership.

#### STRONG CONNECTIVITY & INDUSTRIAL FUNDAMENTALS



Immediate access to Highway 1 and Lougheed Highway, providing direct east-west regional distribution routes across Metro Vancouver.



Convenient access to Lake City Way SkyTrain Station, enhancing workforce accessibility and future tenant appeal.



Centrally located within the Lake City employment node, offering proximity to major business parks and corporate occupiers.



Burnaby continues to experience historically low industrial vacancy and limited new land supply, supporting long-term rental growth and asset appreciation.

#### CLEAR REDEVELOPMENT PATHWAY



Positioning the offering as a demolition and redevelopment opportunity allows purchasers to capitalize on a strategically located site within a well-established industrial district.



Building demolition quotes are in hand, providing clarity on redevelopment planning and cost considerations.



Rare opportunity to acquire functional industrial land without the constraints of long-term tenancy.

#### FLEXIBLE M3 - HEAVY INDUSTRIAL ZONING



M3 zoning permits a wide range of industrial uses, including warehousing, distribution, manufacturing, technology, film production, laboratory, and office uses.



Unique heavy industrial zoning, with diminishing supply. Heavy industrial land continues to be challenging to secure, creating a rare opportunity for various businesses.



Ability to design and construct a modern facility tailored to current industrial specifications and user requirements.



OCP designation supports Employment uses, reinforcing long-term industrial viability and policy alignment.



FOR SALE  
**7865 VENTURE STREET**  
BURNABY, BC

1.1 ACRE M3 HEAVY INDUSTRIAL PROPERTY

**DRIVE TIMES**

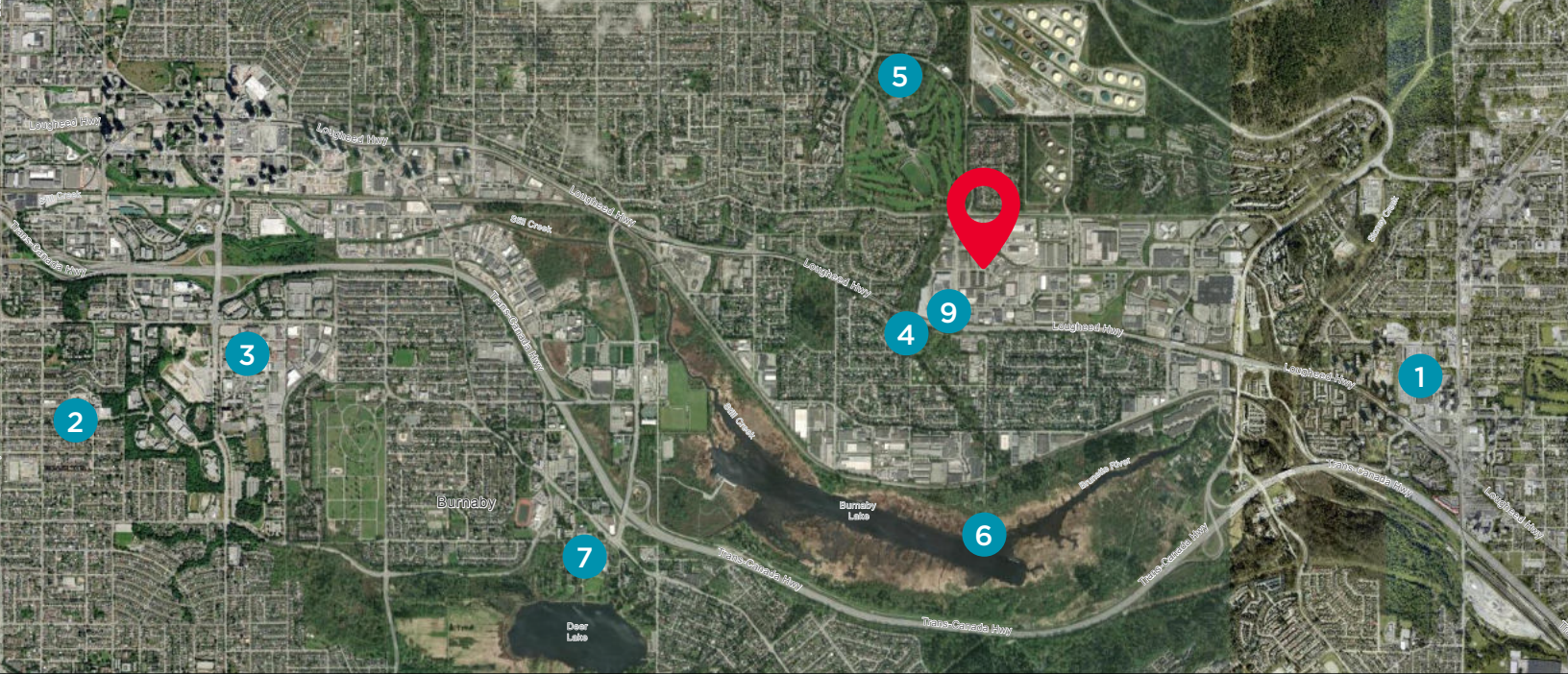
Downtown: **30 Min**

Coquitlam: **24 Min**

Port Kells: **22 Min**

Airport: **40 Min**

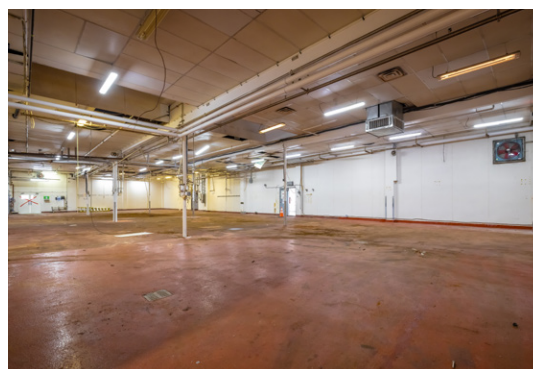
Vancouver Port: **28 Min**



- 1. Lougheed Shopping Centre
- 2. Burnaby Hospital
- 3. British Columbia Institute of Technology

- 4. Charles Rummel Park
- 5. Squint Lake Park
- 6. Burnaby Lake Regional Park

- 7. Burnaby Art Gallery
- 8. Simon Fraser University
- 9. Lake City Way Skytrain Station



**D. NATHAN KEWIN**  
Personal Real Estate Corporation  
Senior Vice President  
604 640 5885  
nathan.kewin@cushwake.com

**BLAKE GOZDA**  
Personal Real Estate Corporation  
Senior Vice President  
604 608 5971  
blake.gozda@cushwake.com

**JEEVAN BATH**  
Associate  
778 401 6294  
jeevan.bath@cushwake.com

700 West Georgia Street / Suite 1200, Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)



©2026 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.