

7825 Enterprise Street, Burnaby

20,682 SF Freestanding Office/Warehouse with Underground Parking **For Lease**

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Location Details

- The subject property is situated just off the intersection of Lake City Way and Enterprise Street at the west end of Lake City Industrial Park, one of the oldest and most centrally located business parks in Greater Vancouver.
- Situated just off Lougheed Highway, and a one minute walk to the Lake City Way Skytrain Station, access to and from this location for customers and employees is outstanding.
- Access to downtown Vancouver is only 20 minutes away via either the Lougheed Highway or Highway #1, and access to the east via Highway #1 is only minutes away via Gagliardi Way.



Property Features

Building Size	Warehouse	17,097 SF
	Office	3,585 SF
	Total	20,682 SF
Zoning	M3 Heavy Industrial, permits most warehousing, manufacturing, wholesale or distribution use, including outdoor storage	
Site Size	Approximately 0.71 acres	
Warehouse Features	<ul style="list-style-type: none"> Concrete block construction Two (2) dock level loading doors (one with leveller) One (1) ramped grade level loading door 15' clear height 600Amps, 600V 3-phase power Sprinklered Shippers office 	
Office Features	<ul style="list-style-type: none"> Reception area Numerous private offices Lunchroom Air conditioned 	
Parking	Eight (8) outside stalls and Twenty (20) underground secure stalls	
Lease Rate (net)	\$17.75 PSF	
Operating Costs & Taxes (est. 2025)	\$4.91 PSF	
Available	June 1, 2026	



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