

8651 Eastlake Drive

Burnaby, BC



100,510 SF Office and Warehouse Facility on 4.50 Acres in Lake City

For Lease

AVAILABLE JUNE 2026





Property Highlights

-  Rare large-format distribution space in the Lake City Industrial Area
-  Heavy industrial zoning providing flexibility for a variety of business needs
-  Freestanding building with over 90,000 SF of warehouse area
-  Exceptional access to port network and major thoroughfares across Metro Vancouver

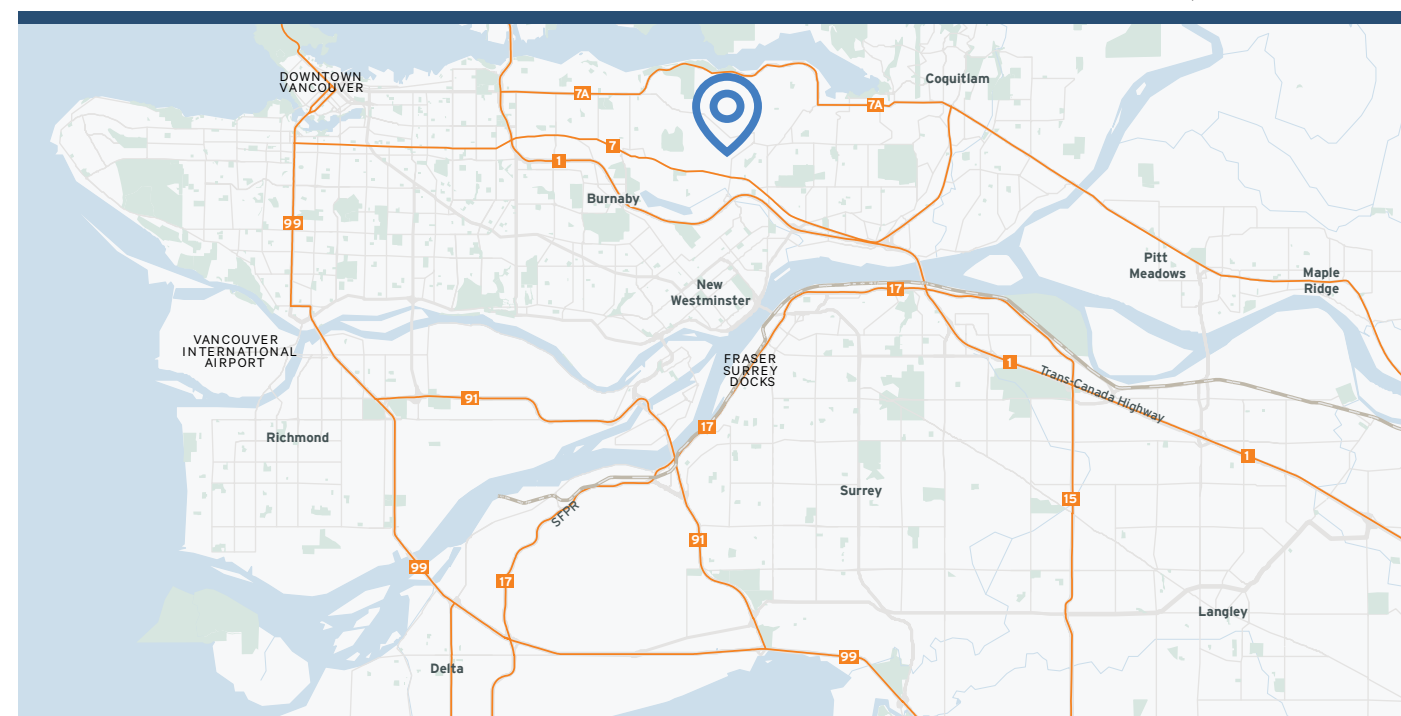


Opportunity

On behalf of Pure Industrial, Avison Young is pleased to present the opportunity to lease a rare freestanding industrial warehouse and office facility located in Burnaby's Lake City Business Park. Situated at 8651 Eastlake Drive, this property offers a rare chance to lease up to 100,510 SF of highly desirable distribution-style warehouse space, along with secured yard area, all set on 4.50 acres in Burnaby.

This state-of-the-art distribution facility is designed with operational efficiencies in mind, offering a modern layout ideal for import and export operations, and is fully customizable to meet your business needs.

Available Area	Available	Zoning	Asking Lease Rate	Additional Rent
100,510 SF	June 1, 2026	M3 (Heavy Industrial)	\$21.75 PSF, net	\$6.55 PSF (2026 est. excludes Management Fees & utilities)



The Team



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.



Avison Young creates real economic, social, and environmental value as a global real estate advisor powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantages. Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.



Opportunity

This property offers a rare opportunity to lease a distribution-style warehouse and office facility situated on approximately 4.50 acres within Burnaby's sought-after Lake City Business Park. The fully fenced and secured site provides enhanced safety and functionality, complemented by a multi-dock loading configuration ideal for efficient operations. Strategically located with excellent regional connectivity, the property is zoned for versatile industrial uses and supports a wide range of activities, including outdoor storage, the sale and storage of machinery and heavy equipment, manufacturing, processing, parking, and loading.

Property Details

Available Area:	
Office	10,026 SF
Warehouse	90,484 SF
Total	100,510 SF

Site Size: 4.50 acres (196,020 SF)







Asking Lease Rate: \$21.75 PSF, net

Additional Rent: \$6.55 PSF (2026 est.)

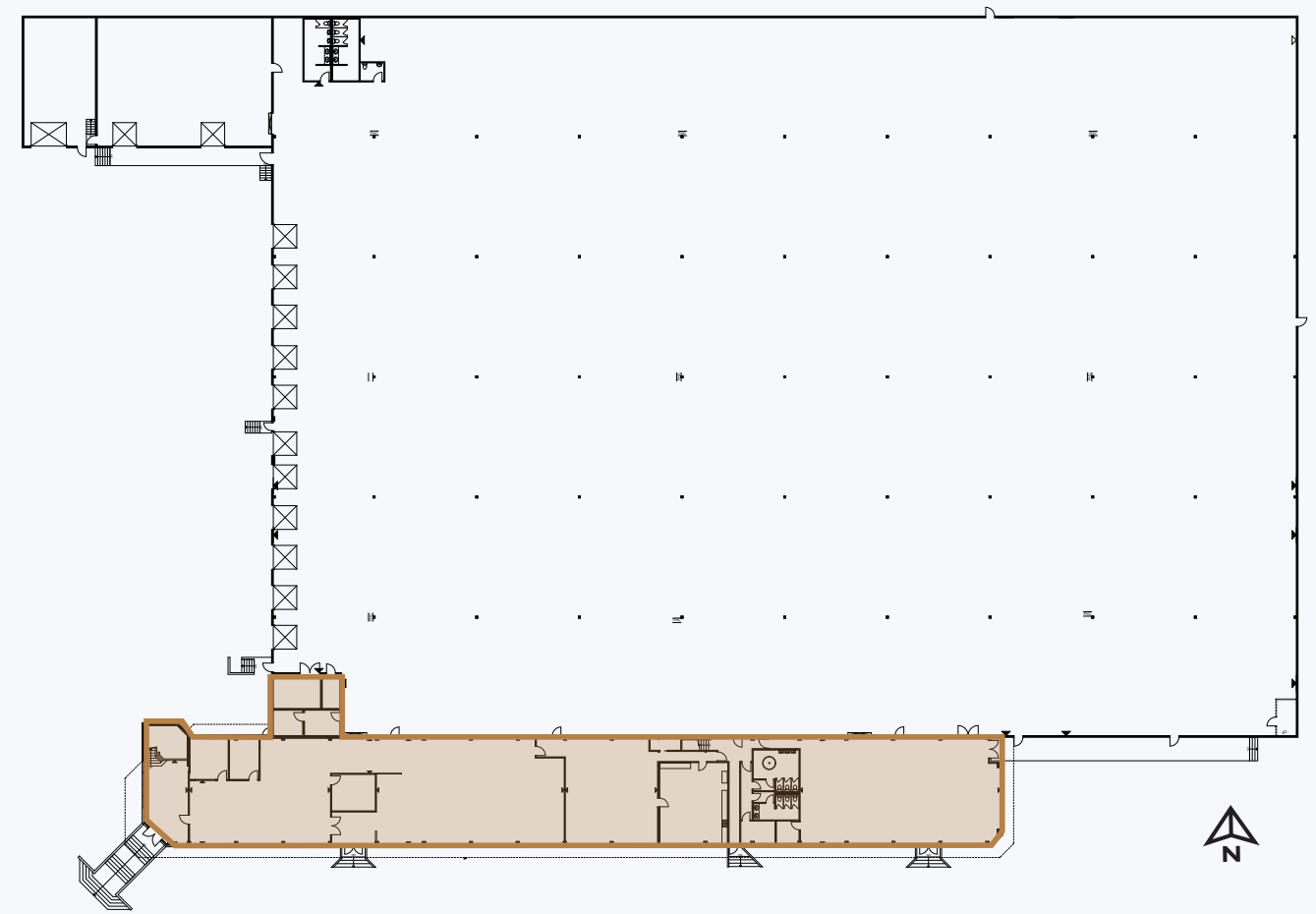
Availability Date: June 1, 2026

Zoning: M3 Heavy Industrial Zone permits a wide range of general and heavy industrial uses, including but not limited to manufacturing, warehousing, distribution and outside storage

Key Features

-  Warehouse: 25'3" clear ceiling height
Office: 8'4" clear ceiling height
-  Thirteen (13) dock-level loading doors
-  One (1) oversized grade-level loading door
-  Approximately 41' x 35' column spacing
-  500 lbs PSF floor load capacity
-  1200-amp, 347/600 volt, 3-phase electrical service
-  ESFR sprinkler system
-  T5 warehouse lighting
-  Ninety-three (93) stall parking pool
-  Eight (8) trailer parking stalls
-  Gated and secure yard area

Floor Plan



Office / Showroom Area

Areas are approximate.
Floor plan is not drawn to scale.

Location

Located at the corner of Eastlake Drive and Gaglardi Way, the property sits within Burnaby's Lake City Business Park - one of Metro Vancouver's most established industrial hubs for import and export distribution.

This prime location provides excellent regional connectivity with direct access to Lougheed Highway (Highway 7), the Trans-Canada Highway (Highway 1), and Highway 7A, ensuring efficient transportation throughout Metro Vancouver. The area also offers convenient access to public amenities and transit, with the Production Way-University SkyTrain Station just a 10-minute walk away.



795,129

Population within 10 KM
(2024 Est.)



444,280

Labour Force within 10 KM
(2024 Est.)



23% (102,375)

Skilled Trades Labour Force within 10 KM
(2024 Est.)

Tenants In The Area

- | | | |
|--------------------------------------|------------------------------------|----------------------------------------|
| 1 STEMCELL Technologies | 8 Daiya Foods | 15 SGS Canada |
| 2 Lake City Operations Centre | 9 Squirrel Systems | 16 Gardex Chemicals |
| 3 Peregrine Millwork Ltd. | 10 FOX Canada | 17 Pacific Controls Ltd. |
| 4 Mammoth Studios | 11 Prostock Athletic Supply | 18 Cioffi's Wholesale |
| 5 Worldpac Canada | 12 MBS Studios | 19 Xantrex |
| 6 TM Engineering | 13 Clear Angle Studios | 20 Metal & Wood Products (1958) |
| 7 Microchip Tecnology Inc | 14 Loop Energy Inc | 21 Micro Com Systems Ltd. |



Drive Times

- 2 min**
 - Lougheed Highway (#7)
 - Production Way - University SkyTrain Station
- 5 - 7 min**
 - Highway 7A
 - Trans-Canada Highway (#1)
- 18 min**
 - Highway 17 (SFPR)
- 25 min**
 - Fraser Surrey Docks
- 30 min**
 - Downtown Vancouver
- 35 - 45 min**
 - Vancouver International Airport (YVR)
 - US-Canada Border Crossing
- 45 min**
 - DeltaPort

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