

FOR LEASE | INDUSTRIAL
2150 & 2152 DOUGLAS ROAD
BURNABY, BC



2150 Douglas Road



2152 Douglas Road



2152 Douglas Road

- Showroom/Office/Storage Units in a High Profile Brentwood Area Location
- 2150 Douglas Road - 5,277 SF
- 2152 Douglas Road - 9,641 SF
- Lease Terms up to Five (5) Years

Chris McIntyre

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com



2150 Douglas Road reception



2152 Douglas Road reception

Available Areas

Unit	Size	Basic Rate	Additional Rent	Total Monthly Rent	Availability
2150 Douglas Road	5,277 SF	\$20.00 PSF	\$10.25 PSF	\$13,302.44 plus GST	Immediate
2152 Douglas Road	9,641 SF	\$20.00 PSF	\$10.25 PSF	\$24,303.35 plus GST	Immediate

Location

The subject property is located on the southeast corner of Lougheed Highway and Douglas Road in the Brentwood area of Burnaby. This strategic location allows for excellent exposure and access to the Lougheed Highway, one of Greater Vancouver’s major arteries. The property is in close proximity to the Trans-Canada Highway. These two major highways allow for quick and convenient access to all areas of Greater Vancouver. Brentwood is rapidly being re-developed with high rise residential buildings, creating a new town centre area.

Zoning

M-2 (Industrial) permitting a wide range of uses. Contact agent for detailed zoning info.

Site Description

The site is approximately 1.02 acres with nearly 400 feet of frontage on both Lougheed Highway and Douglas Road. The building is built into a hill with both levels having ground level access.

Building Description

The property is currently divided into two separate rental areas. The upper level comprises 11,677 SF total. The lower ground floor 9,641 SF.

Features

- ▶ High exposure location
- ▶ Douglas Road/Lougheed Highway frontage
- ▶ SkyTrain, shopping and restaurants nearby
- ▶ Potential synergies with neighbouring businesses

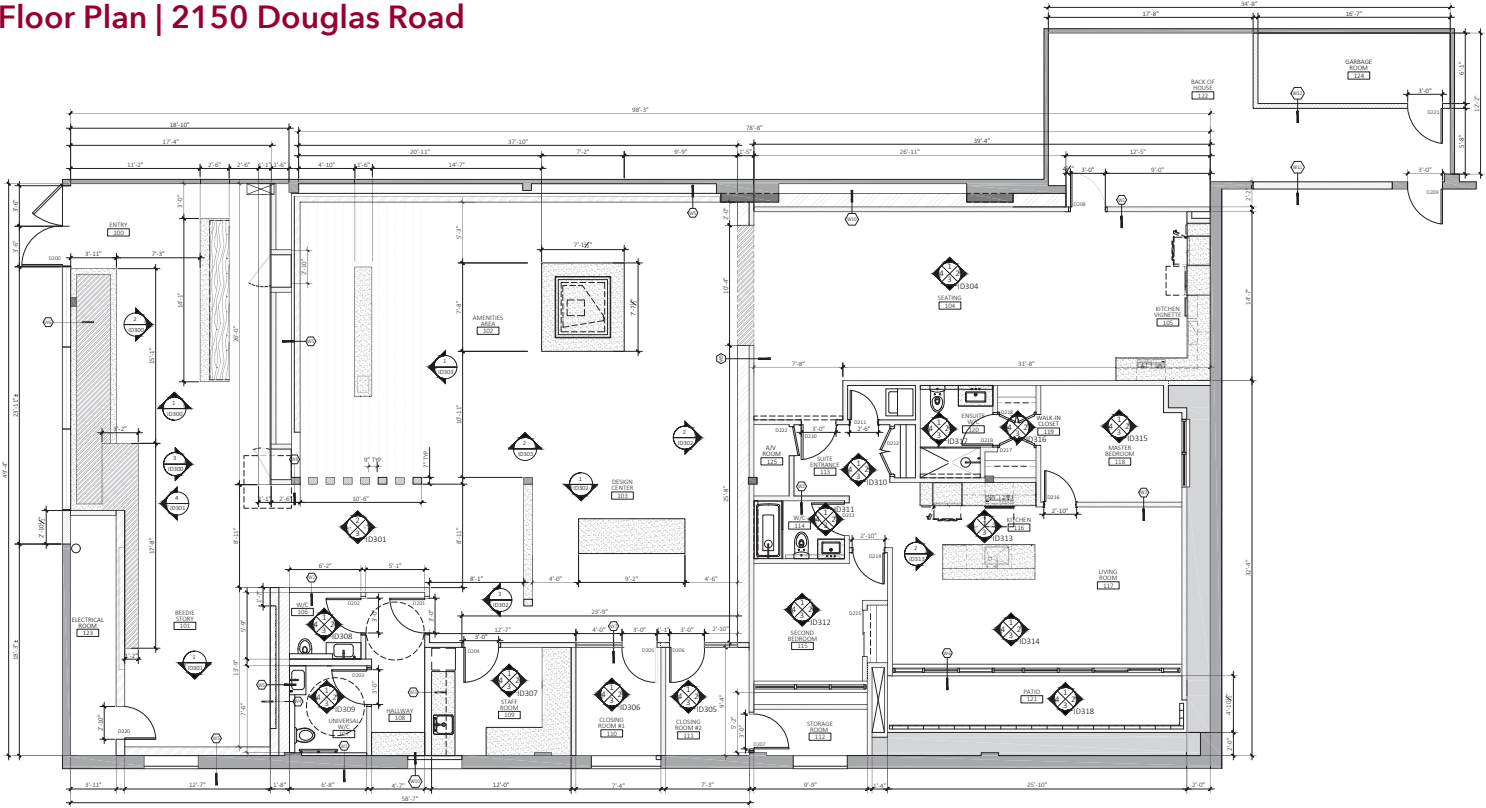
2150 DOUGLAS ROAD

- ▶ 12’ ceiling height (approximately)
- ▶ 10 parking stalls
- ▶ Flexible term
- ▶ Unit serviced by HVAC
- ▶ Pylon signage
- ▶ Renovated showroom
- ▶ Grade loading

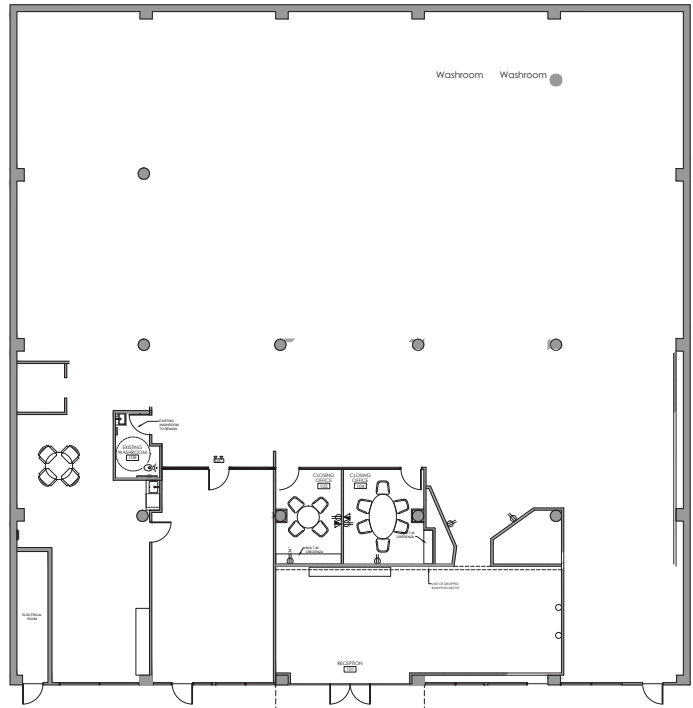
2152 DOUGLAS ROAD

- ▶ Front reception display area
- ▶ 3 offices
- ▶ Dock loading platform
- ▶ HVAC controlled showroom/offices
- ▶ 9-10 parking stalls
- ▶ Prominent signage opportunity

Floor Plan | 2150 Douglas Road



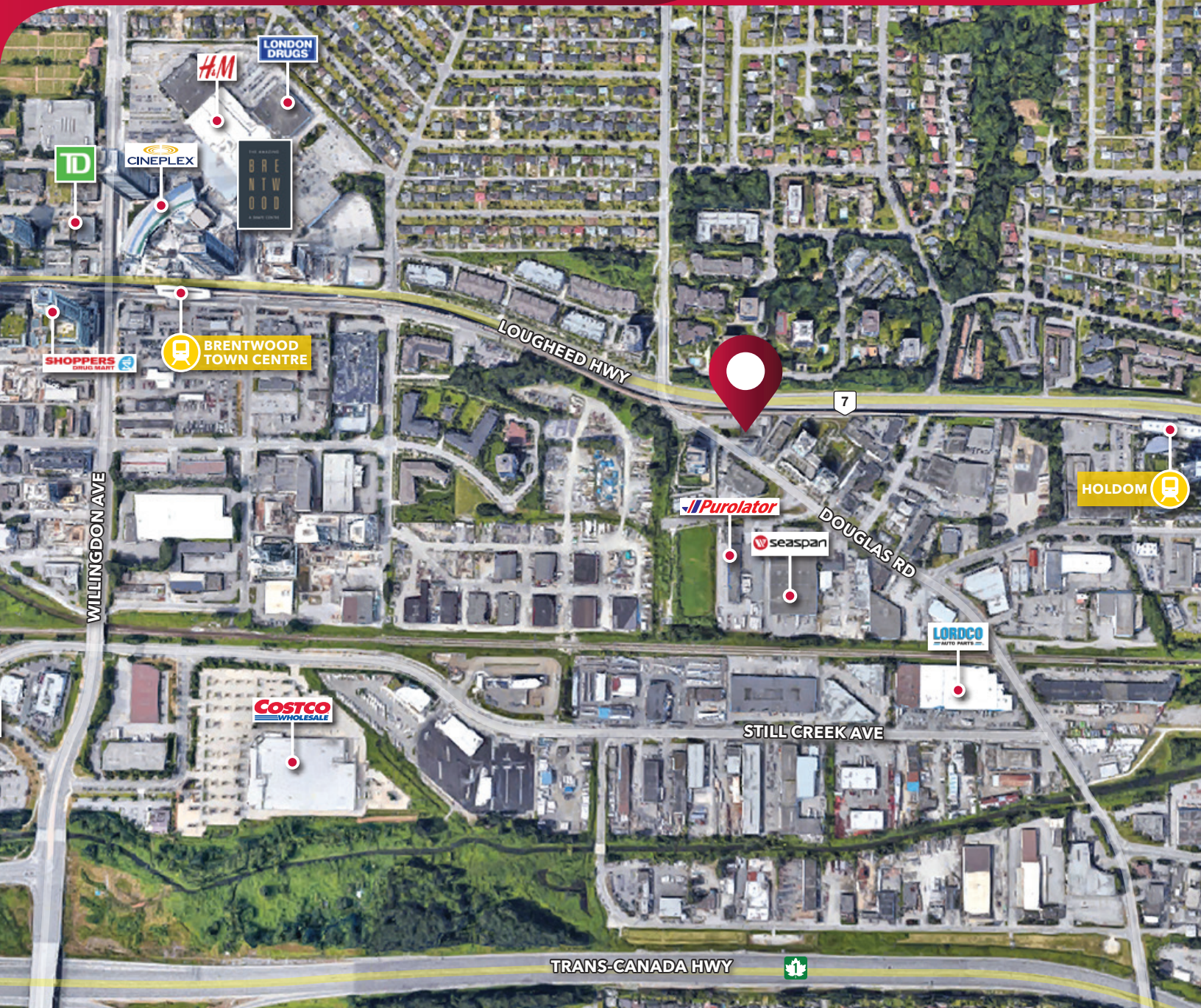
Floor Plan | 2152 Douglas Road



2152 Douglas Road

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Chris McIntyre

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D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com

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CELEBRATING OVER
50
YEARS IN VANCOUVER