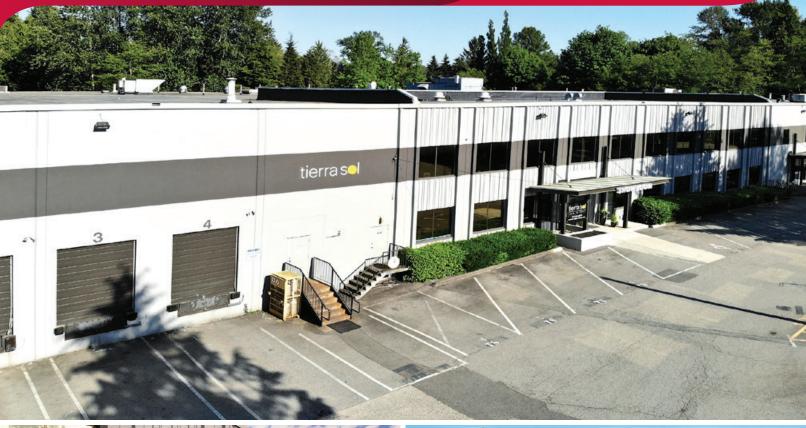
FOR LEASE | INDUSTRIAL 4084 McCONNELL COURT BURNABY, BC









- ▶ 60,650 SF Prime Office/Warehouse/Showroom/Manufacturing Facility
- ► Rarely Available Freestanding Facility on a 2.83 Acres Lot
- ► Heart of North Burnaby

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Building Area

Main floor office 10,000 SF
Warehouse 50,650 SF
Total 60,650 SF

*Measurements are approximate and must be verified by the tenant.

Zoning

M-5 (Light Industrial) allowing for a wide range of uses including manufacturing, assembly, printing, laboratories, warehousing, and distribution.

Parking

60 on-site parking stalls

Asking Lease Rate

From \$19.95 PSF

Taxes & Operating Costs

\$5.25 PSF plus 5% management fee (2025 estimate)

Lease Term

5 to 10 years

Availability

January 1, 2026

Location

The property is located in the Winston Street Industrial Corridor, a well-established industrial area in North Burnaby. This location offers excellent access to major transportation routes throughout Metro Vancouver, including the Trans-Canada Highway and Lougheed Highway. The area is well-served by public transit, with SkyTrain and bus services nearby. Surrounded by a variety of commercial amenities, the property is just minutes from North Burnaby's restaurants, shops, and services.

Features

WAREHOUSE

- ► Concrete tilt-up construction
- ► Fully sprinklered
- ► Clean and efficient space
- ► Gas-forced air unit heaters
- ▶ 24' ceiling height
- LED high bay fixtures to ASHRAE standards
- ► Heavy 3-phase power with substations (1200 amps/347 volt)
- ▶ 8 dock doors (6 with levellers)
- One (1) ramped grade level door
- ▶ ±500 lbs heavy floor load
- ► Two (2) washrooms
- ► Rail spur

OFFICE/SHOWROOM/DISPLAY

- ► Fully renovated first-class office space
- ► Fully air conditioned throughout
- Mix of private offices, open plan offices, training and meeting rooms
- ► Large showroom display area
- ► Reception area
- ► Lunchroom
- ▶ 5 washrooms, one with shower
- Ample glazing
- Professionally landscaped



