

FOR LEASE | INDUSTRIAL  
**4084 McCONNELL COURT**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **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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# FOR LEASE | INDUSTRIAL

## 4084 McCONNELL COURT

### BURNABY, BC



### Building Area

|                   |                  |
|-------------------|------------------|
| Main floor office | 10,000 SF        |
| Warehouse         | 50,650 SF        |
| <b>Total</b>      | <b>60,650 SF</b> |

*\*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

