

FOR LEASE | INDUSTRIAL
4032 McCONNELL DRIVE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **5,000 SF with Dock and Grade Loading**
- ▶ **Lake City Way Industrial Area**
- ▶ **Close to Rapid Transit**

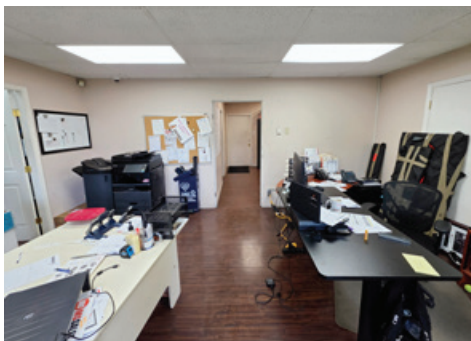
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Location

The property is situated at the intersection of McConnell Drive and Winston Street within Burnaby's Lake City industrial area. This location offers excellent connectivity across the Lower Mainland with convenient access to Lougheed Highway and the Trans-Canada Highway, as well as Lake City Way and Production Way-University SkyTrain stations. The City of Lougheed and a variety of nearby retail, dining, and service amenities are just minutes away, providing convenience for both employees and businesses.



Zoning

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

Features

- ▶ Dock loading
- ▶ Grade loading (shared)
- ▶ Reception area
- ▶ Private offices
- ▶ M/F washrooms
- ▶ LED warehouse lighting
- ▶ Gas fired warehouse heat
- ▶ Baseboard heat in offices
- ▶ 18'-5" clear warehouse ceilings

Available Area

Office	1,000 SF
Warehouse	4,000 SF
Total	5,000 SF

Asking Lease Rate

\$18.95 PSF

Taxes & Operating Costs

\$6.20 PSF (2026)

Total Monthly Rent

\$10,479.17 plus GST and utilities

Availability

Contact agents



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