FOR SUBLEASE | INDUSTRIAL 4193-4195 McCONNELL DRIVE BURNABY, BC







- ► 5,723 SF Warehouse with Showroom
- Grade Loading

Mackenzie Fraser D 604.630.3386 C 604.671.9441 mackenzie.fraser@lee-associates.com Steve Caldwell Personal Real Estate Corporation D 604.895.2224 C 604.809.3122 steve.caldwell@lee-associates.com

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Location

Strategically situated in North Burnaby's well-established Winston Street Industrial Corridor, this property boasts exceptional connectivity to both the Trans-Canada and Lougheed Highways. Public transit is easily accessible, with nearby SkyTrain stations and bus routes. Surrounded by a variety of nearby restaurants, shops, and services, this central location combines excellent transportation links with immediate access to a wide range of local amenities.

Features

- ▶ 18' ceiling height
- Fully sprinklered
- Two (2) grade level loading doors
- High quality showroom
- Efficient warehouse
- Ample parking

Zoning

M5 (Light Industrial)

Available Areas

Warehouse	2,958 SF
Showroom/office	2,765 SF
Total	5,723 SF

Asking Sublease Rate

\$21.00 PSF

Additional Rent

\$7.66 PSF (2025)

Sublease Expiry

April 30, 2028



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