

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



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

Mackenzie Fraser
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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

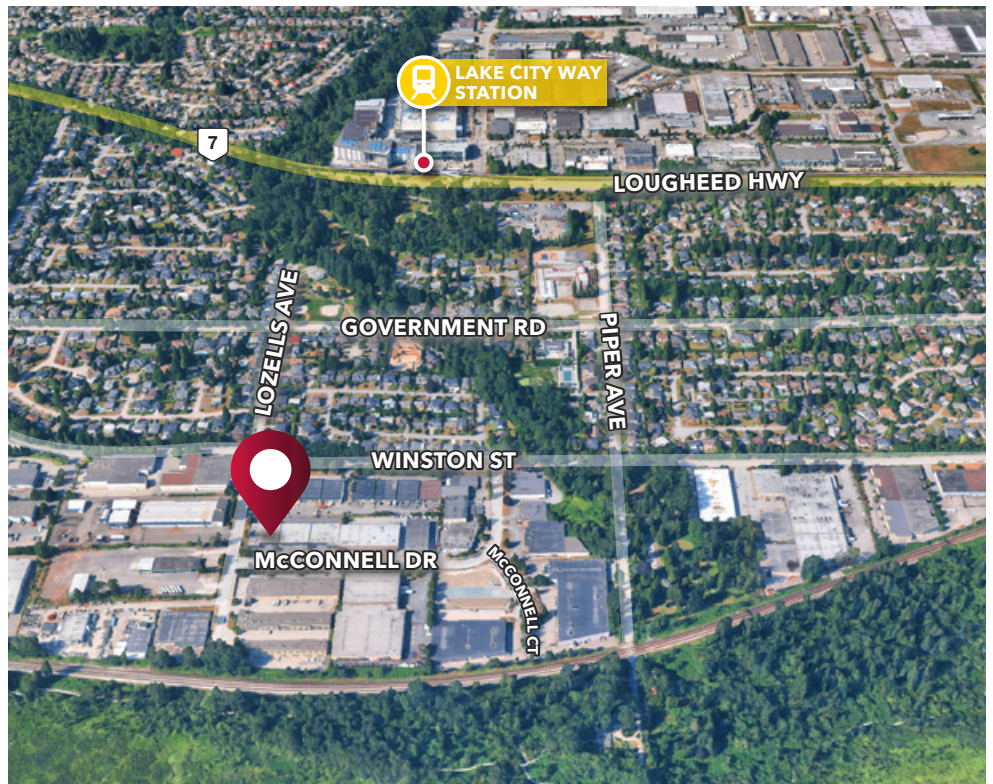
\$21.00 PSF

Additional Rent

\$7.66 PSF (2025)

Sublease Expiry

April 30, 2028



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