FOR LEASE | INDUSTRIAL

5037-5039 STILL CREEK AVENUE

BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

- 10,500 SF Warehouse/Office Unit with Dock and Grade Loading
- Centrally Located Near Highway 1 and Transit
- High Exposure North Burnaby Location

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CELEBRATING OVER 50 YEARS IN VANCOUVER

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Location

The property is located just west of Douglas Road in the heart of North Burnaby's well-established industrial district. Still Creek Avenue directly links to Willingdon Avenue, a major north-south arterial route that offers efficient access to both the Trans-Canada Highway and the Lougheed Highway. This strategic location allows for excellent connectivity throughout Metro Vancouver. The property is less than 20 minutes from Downtown Vancouver, the North Shore, and the Port Mann Bridge. This area is also just minutes from The Amazing Brentwood, which offers a wide range of retail, dining, and service amenities.

Features

- 3-phase power
- Tilt-up concrete construction
- 22' warehouse ceiling height
- 1 dock loading door
- 2 grade loading doors
- Sprinklered
- Street exposure
- Ample tenant and visitor on-site parking
- Fenced rear loading area with security gates
- Ample room for large trucks
- Professionally finished offices includes HVAC, lunchroom and boardroom

Available Area

Ground floor office	3,200 SF
Warehouse	7,300 SF
Total	10,500 SF

Zoning

M-2 (General Industrial)

Basic Lease Rate

$20.00 PSF

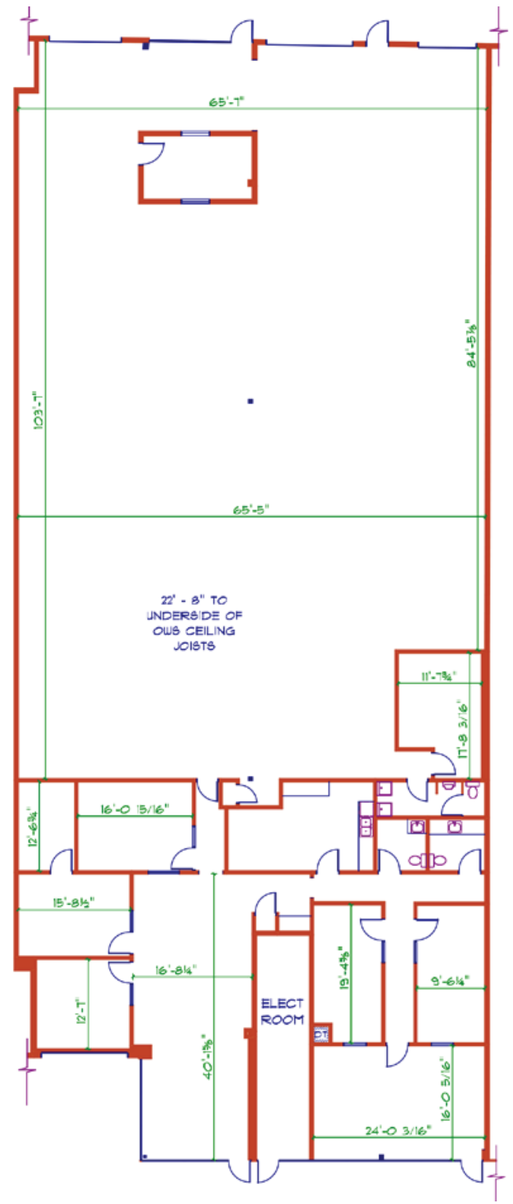
Taxes & Operating Costs

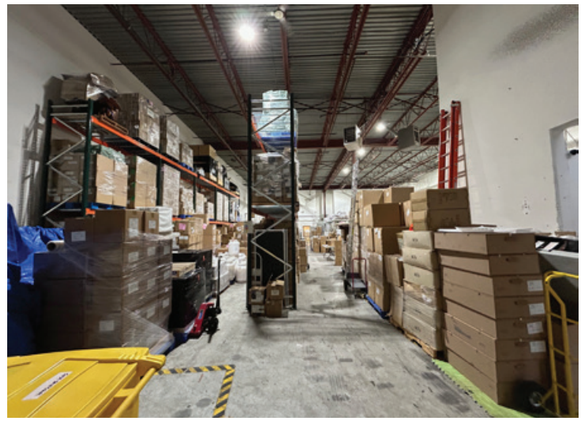
$8.56 PSF (2026 estimate)

Availability

November 1, 2026

Ground Floor Plan





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