

# 4025 McConnell Drive

Burnaby, BC

22,462 SF Building On Corner Lot In Winston Industrial Area



For more information, contact:

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# For Sale or Lease

4025 McConnell Drive  
Burnaby BC

4025 McConnell Drive is located within the bustling Winston industrial area of Burnaby. The area is home to a diverse mix of local and international tenants, such as Amazon, STEMCELL Technologies and Eagle Creek Studios. This convenient location provides easy access to Lougheed Highway a 3-minute drive, Lake City Way SkyTrain Station a 4-minute drive, and Trans-Canada Highway a 6-minute drive. The location provides quick and convenient access to major transportation routes.

## Property Details



**Address**  
4025 McConnell Drive, Burnaby



**Lot Size**  
0.803 acres or 34,979 SF (approx.)



**Total Building Area (Approx.)**

Main Floor Office/ Showroom	3,068 SF
Main Floor Warehouse	12,992 SF
2nd Floor Office	1,902 SF
2nd Floor Warehouse	4,500 SF
<b>Total</b>	<b>22,462 SF</b>



**Zoning**  
M-5 (Light Industrial)



**Taxes & Operating Costs**  
\$5.25 per SF (estimated)



**Lease Rate**  
From \$18.00 per SF, triple net



**Sale Price**  
Contact Listing Agents



**G = Grade Loading D = Dock Loading**  
NOT TO SCALE

## Property Features

- + Corner lot in Winston Industrial Area
- + Ample parking providing 25 surface stalls
- + 1 Dock & 4 Grade level loading doors

### NORTH SECTION

- + 2 grade level loading doors
- + 11' 6" ceiling heights
- + Nicely improved office and showroom space
  - Mix of private offices, open plan and conference room
  - Two lunch rooms

### SOUTH SECTION

- + 12' 4" to 24" ceiling heights
  - 10' 5" Mezzanine ceiling heights
- + Dock and grade loading
- + Separate entrance to finished second floor offices

## Drive Times

- + Production Way SkyTrain Station - **3 mins**
- + Lake City Way SkyTrain Station - **4 mins**
- + Lougheed Highway - **4 mins**
- + Tran-Canada Highway - **5 mins**
- + Lougheed City Centre - **8 mins**
- + The Amazing Brentwood - **10 mins**
- + Simon Fraser University - **11 mins**
- + British Columbia Institute of Technology - **12 mins**
- + Downtown Vancouver - **25 mins**
- + Vancouver International Airport - **40 mins**



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