

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
Total	22,462 SF



Zoning
M-5 (Light Industrial)



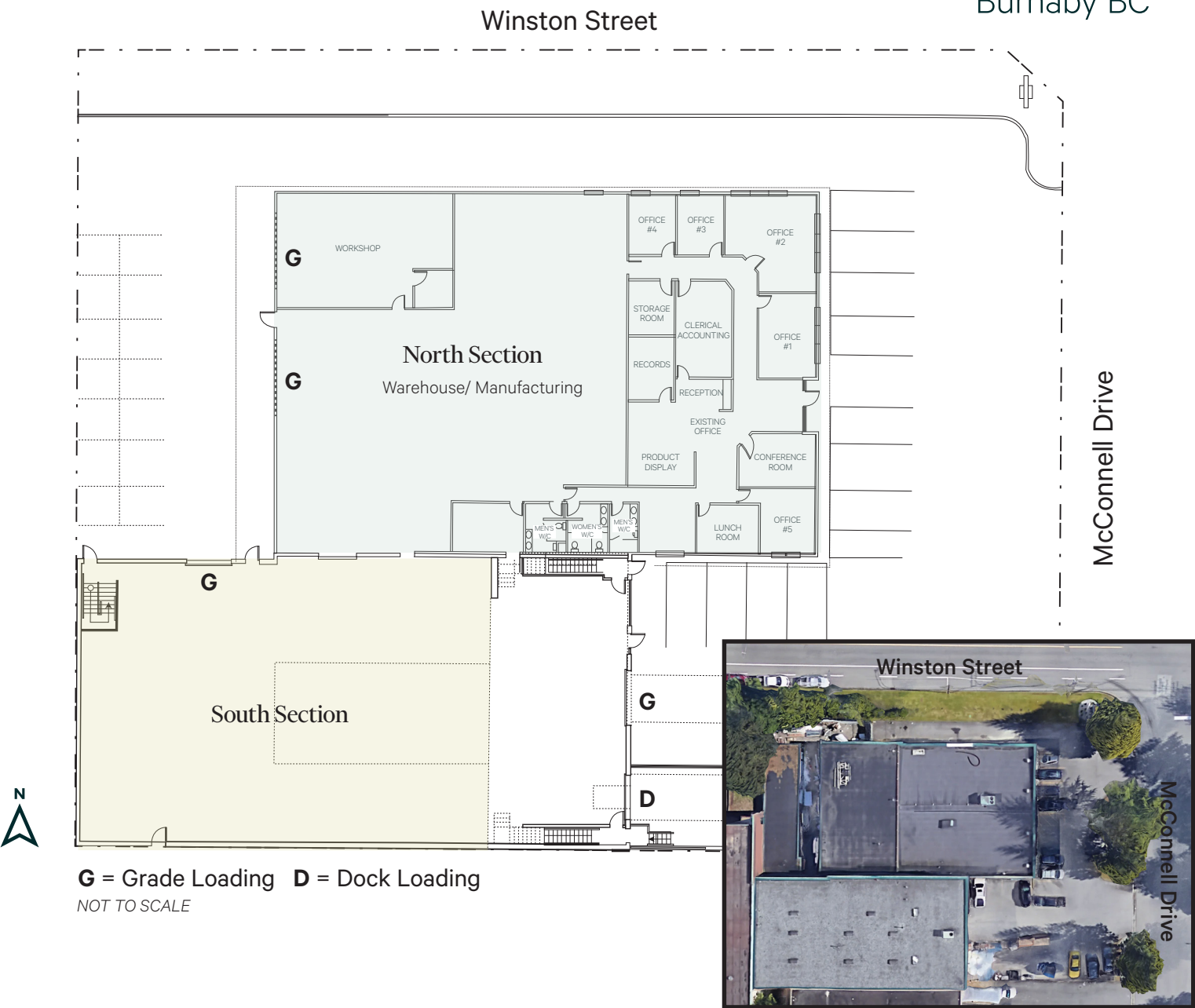
Taxes & Operating Costs
\$5.25 per SF (estimated)



Lease Rate
From \$18.00 per SF, triple net



Sale Price
Contact Listing Agents



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

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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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