

For Lease | Freestanding Wholesale, Manufacturing, Showroom Building

# 4025 McConnell Drive

Burnaby, BC

8,675 SF to 22,462 SF Available in Burnaby's Winston Industrial Area



For more information, contact:

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**CBRE**



# Property Details

**Address**  
4025 McConnell Drive, Burnaby

**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)

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

**Potential Demising Options**

**NORTH SECTION**

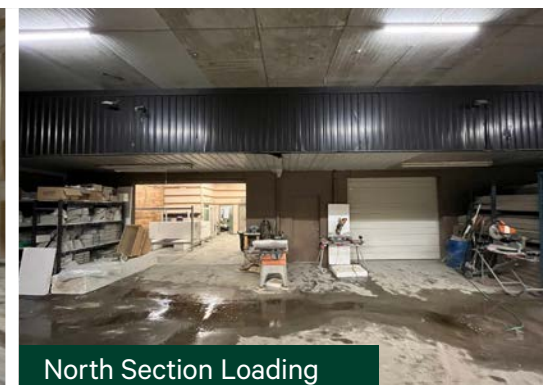
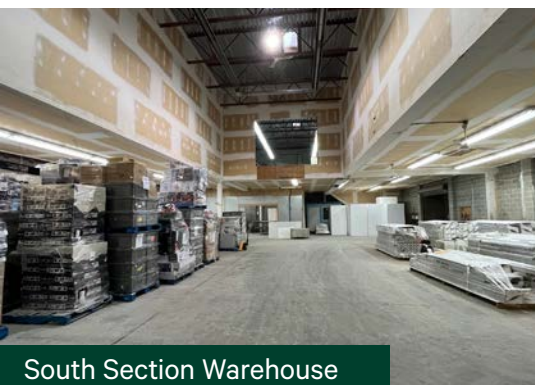
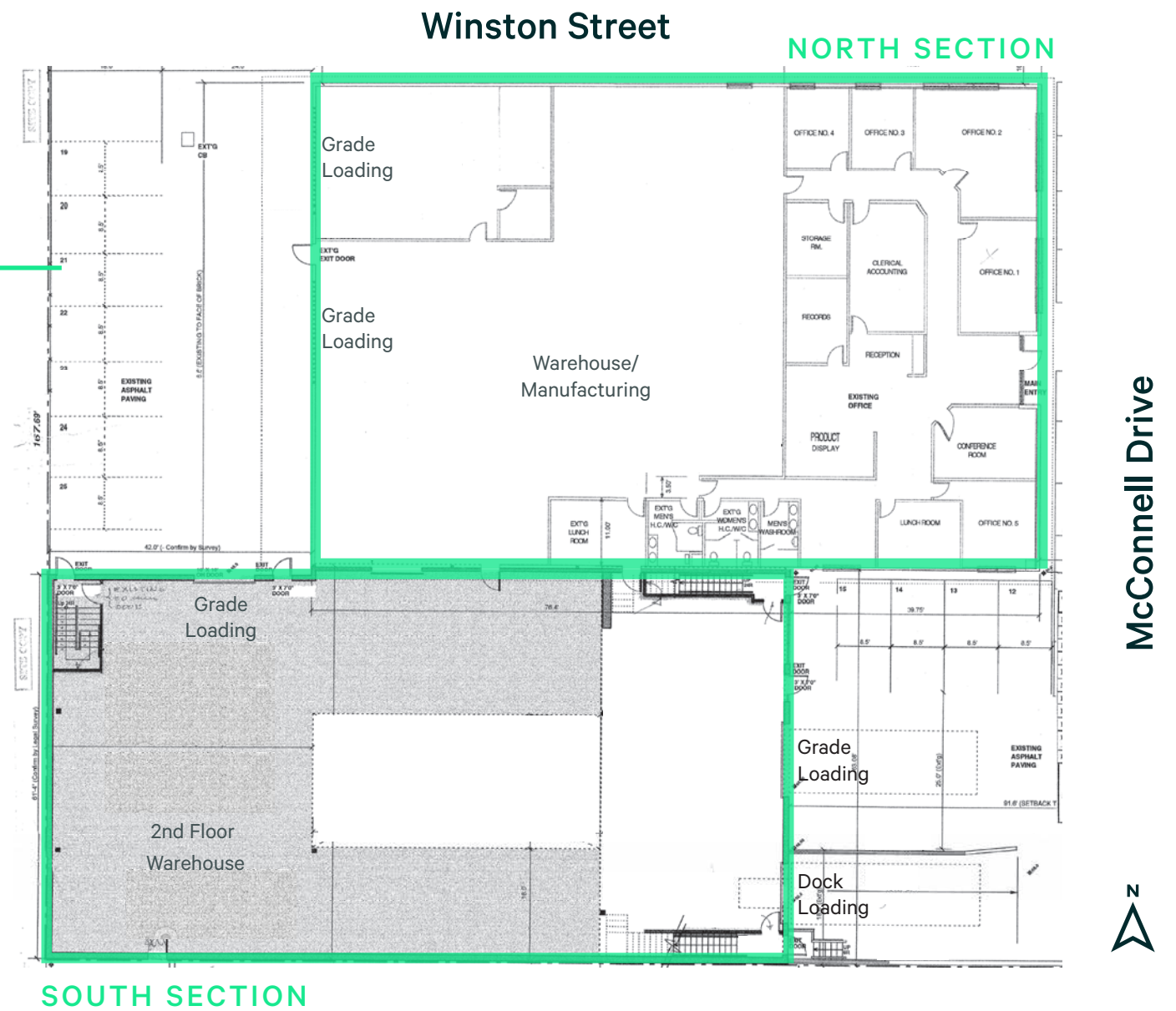
Office/Showroom	3,068 SF
Warehouse	5,607 SF
<b>Total</b>	<b>8,675 SF</b>

**SOUTH SECTION**

Main Floor Warehouse	7,385 SF
Second Floor Office Area	1,902 SF
Second Floor Warehouse	4,500 SF*
<b>Total</b>	<b>13,787 SF</b>

\*potential to be reduced

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



## Features

- + Ample parking providing 25 surface stalls
- + Dock & Grade level loading
- 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



# For Lease | 4025 McConnell Drive, Burnaby

## 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**



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.

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