

FOR LEASE

4062 MCCONNELL DRIVE

BURNABY, BC



23,926 SF AVAILABLE

 CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

Located in Lake City's industrial district, 4062 McConnell Drive offers a versatile flex industrial and office unit with excellent connectivity. With convenient access to Lougheed Highway and the Trans-Canada Highway, the property provides efficient travel throughout the Lower Mainland. The property is also situated near Lake City Way and Production Way SkyTrain stations, offering connections to both the Expo and Millennium Lines.

Surrounded by a well-established mix of industrial and commercial businesses, the property is just minutes from the City of Lougheed Shopping Centre, providing a variety of retail, dining, and service amenities. Featuring flexible M-5 zoning that supports a variety of manufacturing, commercial, and service uses, this property presents a strong opportunity within one of Metro Vancouver's key industrial areas.

PROPERTY FEATURES

- 18' clear ceiling height
- One (1) dock and one (1) grade loading door
- 3-Phase Power: 400A, 600V
- Sprinklered

SIZE

Ground Floor Office	2,058 SF
Second Floor Office	1,266 SF
Warehouse	16,281 SF
Mezzanine	1,898 SF
Assembly Area (Below Mezzanine)	2,423 SF
TOTAL	23,926 SF

ZONING

Light Industrial Zone (M-5)

PARKING

Thirteen (13) stalls

LEASE RATE

\$17.50 PSF

ADDITIONAL RENT

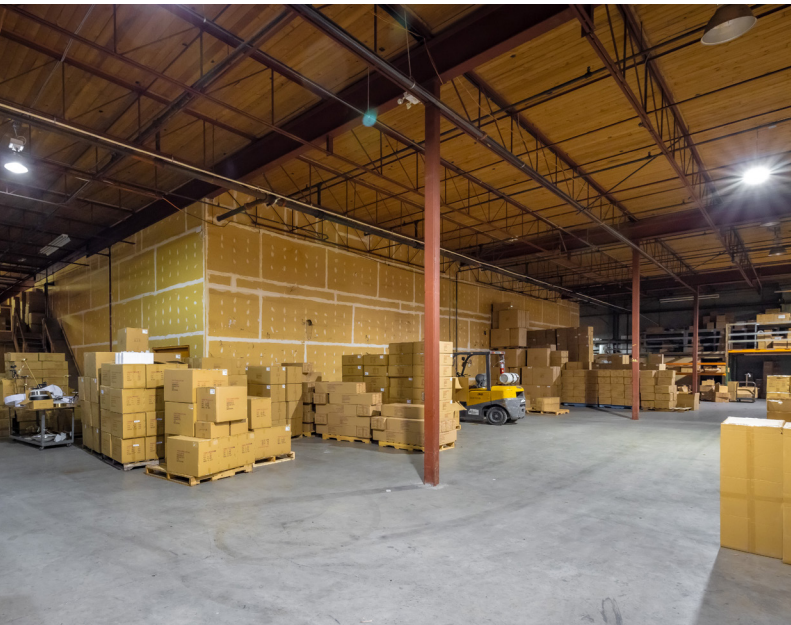
\$6.05 PSF (2026 EST.)

AVAILABILITY

Immediate



PROPERTY PHOTOS



CONTACT

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