4060-4062 MCCONNELL DRIVE

BURNABY, BC

HEAVY POWER

FOR LEASE

40,718 SF AVAILABLE

CUSHMAN & WAKEFIELD

PROPERTY OVERVIEW

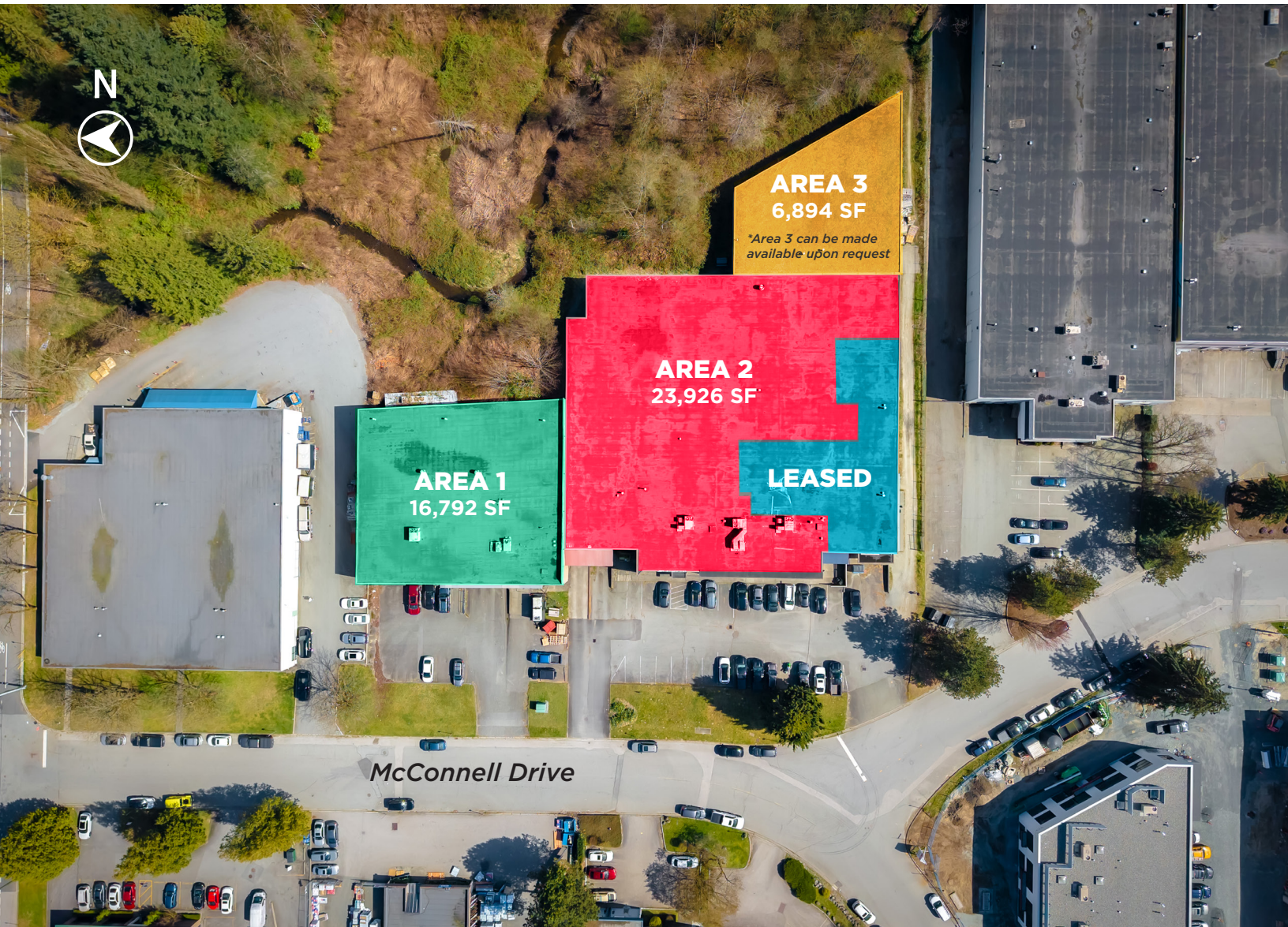
4060-4062 McCONNELL DRIVE

Located in Burnaby's Winston Industrial Area, 4060-4062 McConnell Drive offers a versatile flex industrial and office opportunity with excellent access to Lougheed Highway, the Trans-Canada Highway, and nearby SkyTrain stations. Surrounded by established industrial and commercial businesses, the property features flexible I1-Industrial District zoning that accommodates a wide range of uses including manufacturing, processing, distribution and warehousing, and supporting commercial uses.

	AREA 1 4060 McConnell Drive	**AREA 2** 4062 McConnell Drive	**COMBINED TOTAL**
Warehouse	11,808 SF	18,704 SF	30,512 SF
Warehouse Mezzanine	-	1,898 SF	1,898 SF
Ground Floor Office	-	2,058 SF	2,058 SF
Second Floor Office	4,984 SF*	1,266 SF	6,250 SF
Total SF	**16,792 SF**	**23,926 SF**	**40,718 SF**

**Approximately 2,500 SF of second floor office can be removed*

***An additional 6,894 SF can be made available upon request up to a combined total of 47,612 SF*



AREA 1

4060 McCONNELL DRIVE

PROPERTY FEATURES

- 22’ clear ceiling height
- Two (2) dock and one (1) grade loading door
- Power: 600A, 120/208V
- Two (2) washrooms on each floor

SIZE

Warehouse	11,808 SF
Second floor office	4,984 SF*
TOTAL	**16,792 SF**

**Approximately 2,500 SF of second floor office can be removed*

ZONING

I1 - Industrial District

PARKING

Fifteen (15) stalls

LEASE RATE

$18.50 PSF

ADDITIONAL RENT

$6.05 PSF (2026 Est.)

AVAILABILITY

Immediately

AREA 2

4062 McCONNELL DRIVE

PROPERTY FEATURES

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

SIZE

Warehouse	18,704 SF
Warehouse Mezzanine	1,898 SF
Ground Floor Office	2,058 SF
Second Floor Office	1,266 SF
TOTAL	**23,926 SF**

ZONING

I1 - Industrial District

PARKING

Thirteen (13) stalls

LEASE RATE

$17.50 PSF

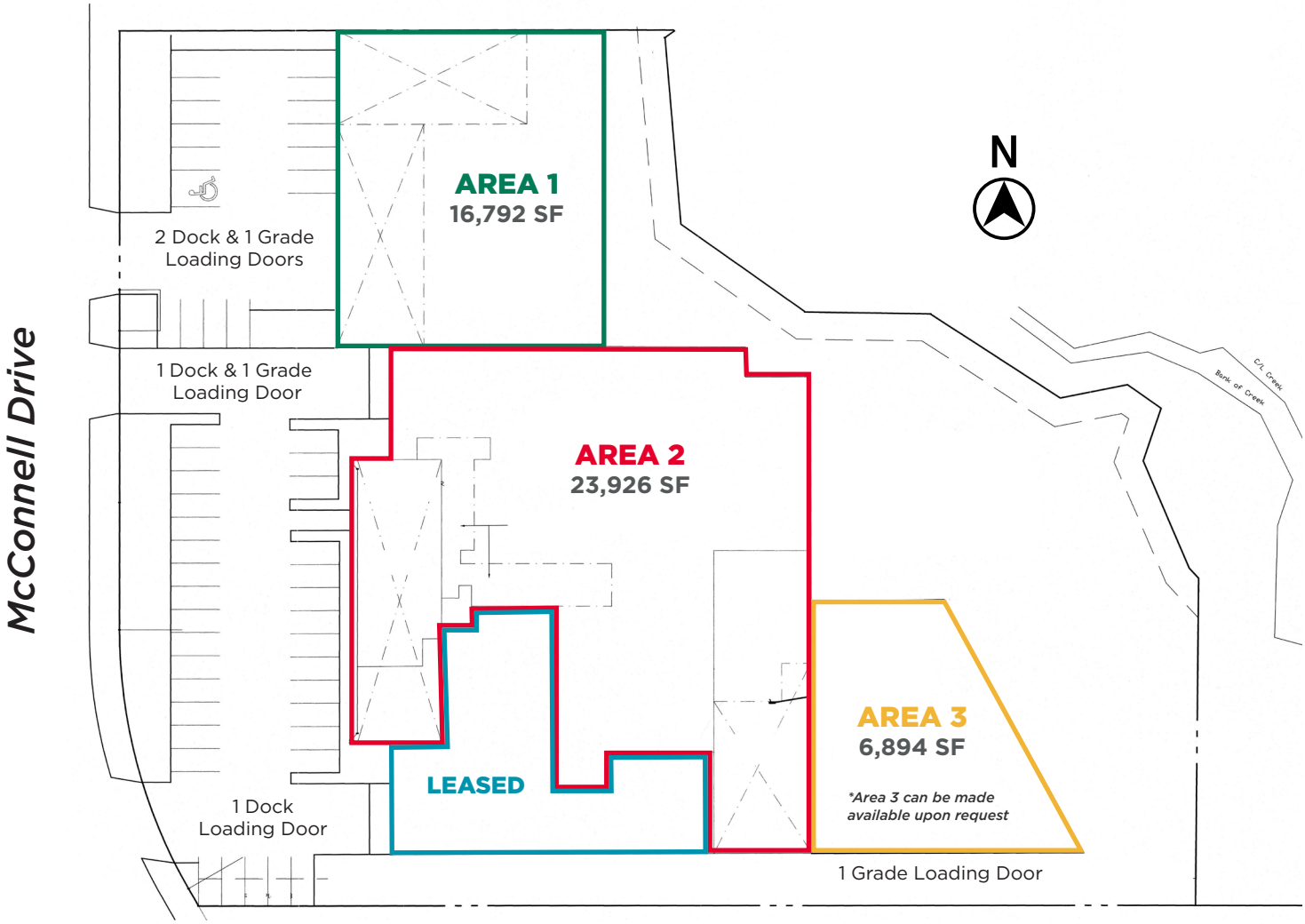
ADDITIONAL RENT

$6.05 PSF (2026 Est.)

AVAILABILITY

Immediately

SITE PLAN


McConnell Drive
AREA 1
16,792 SF
2 Dock & 1 Grade
Loading Doors
1 Dock & 1 Grade
Loading Door
AREA 2
23,926 SF
LEASED
1 Dock
Loading Door
AREA 3
6,894 SF
*Area 3 can be made
available upon request
1 Grade Loading Door
N
C/L Creek
Bank of Creek

Russell
residential & commercial lighting

PROPERTY PHOTOS

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