

4060-4062 MCCONNELL DRIVE

BURNABY, BC



FOR LEASE
40,718 SF AVAILABLE



CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

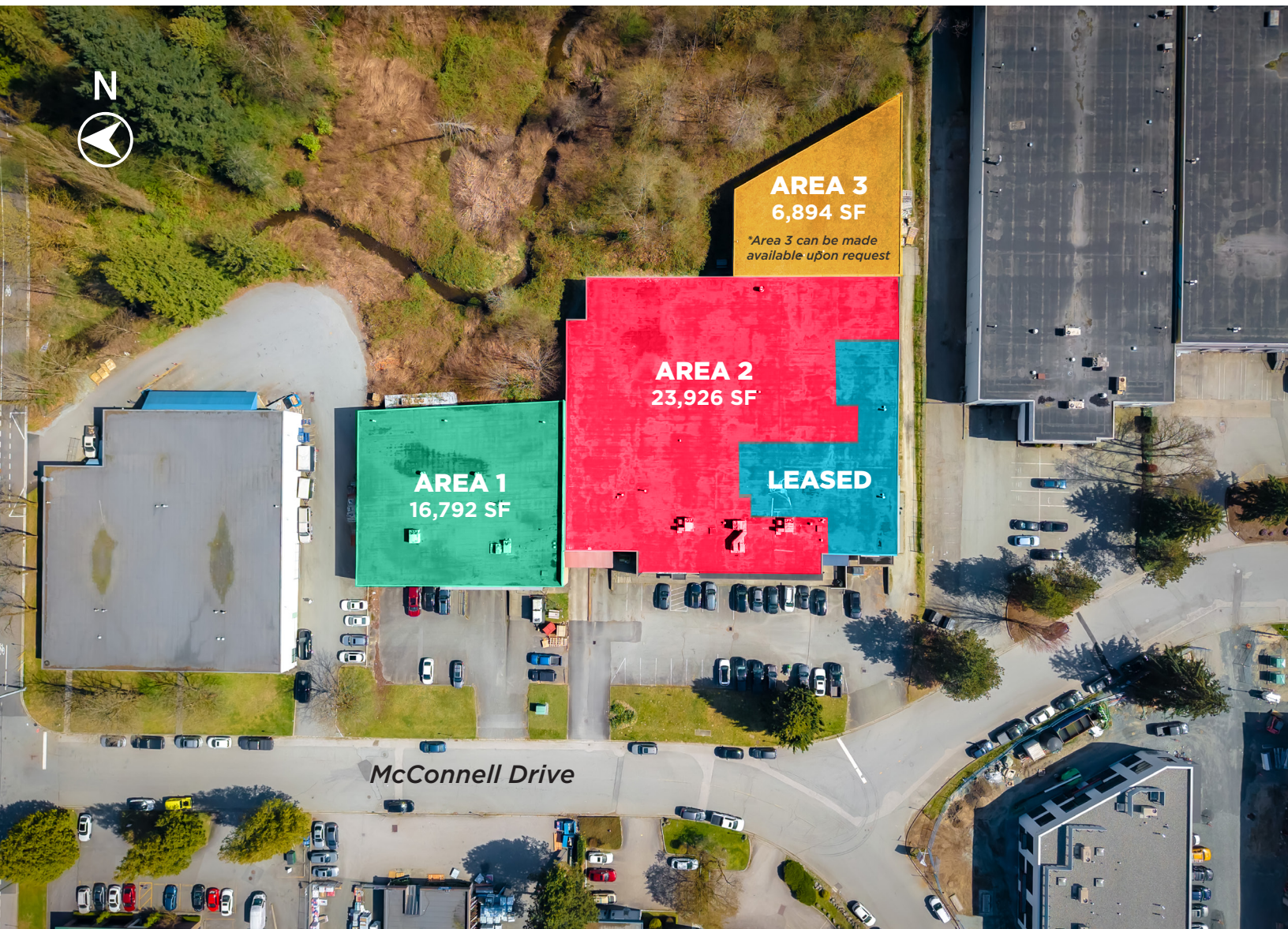
4060-4062 McCONNELL DRIVE

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
- Sprinklered
- 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



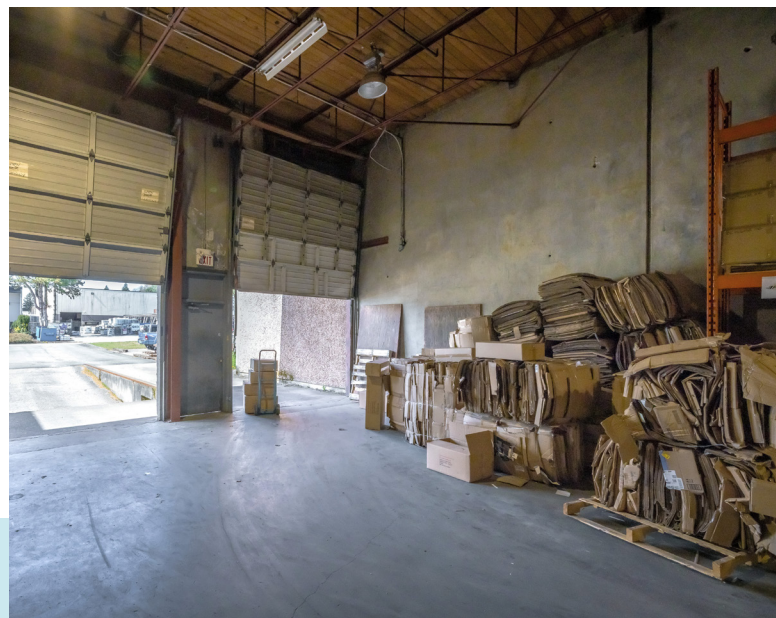
ADDITIONAL RENT

\$6.05 PSF (2026 Est.)

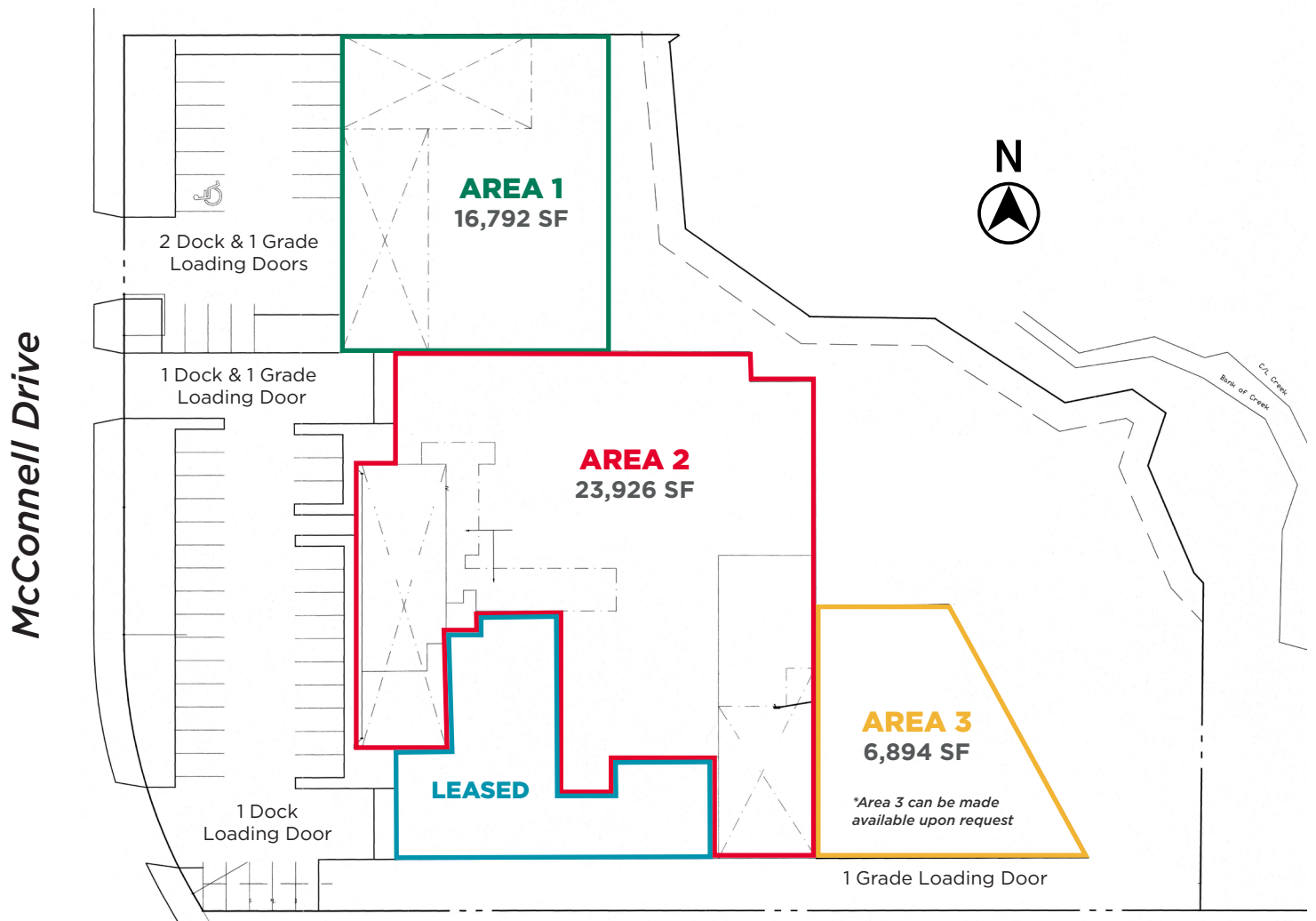


AVAILABILITY

Immediately



SITE PLAN



PROPERTY PHOTOS



CONTACT

JEEVAN BATH

Associate
+1 778 401 6294
jeevan.bath@cushwake.com

BLAKE GOZDA

Personal Real Estate Corporation
Senior Vice President
+1 604 608 5971
blake.gozda@cushwake.com

D. NATHAN KEWIN

Personal Real Estate Corporation
Senior Vice President
+1 604 640 5885
nathan.kewin@cushwake.com



700 West Georgia Street, Suite 1200 / Pacific Centre /Vancouver, BC V7Y 1A1 / +1 604 683 3111 / cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.
PD-197439 v21a