

FOR LEASE

45,647 SF - 112,419 SF



4150 & 4154 McCONNELL DRIVE
BURNABY, BC



PROPERTY HIGHLIGHTS

Located in Burnaby's well established Winston industrial area, 4150 & 4154 McConnell Drive offers a prime opportunity for tenants seeking highly functional and well-connected industrial space. The property features extensive dock loading, parking and yard. The building naturally demises into two sizes ranging from 45,647 SF to 112,419 SF. Its central location provides convenient access to Lougheed Highway and Highway 1, offering efficient connectivity throughout Metro Vancouver.

Features

- Generous loading & excess yard area
- HVAC offices
- Ample parking
- Excellent location

Zoning

I1 - Industrial District

Loading

#4150: 13 dock, 1 grade
#4154: 10 dock
Total: 23 dock, 1 grade

Ceiling Height

#4150: 20' clear
#4154: 30' clear

Net Rent

\$18.95 per square foot

Additional Rent

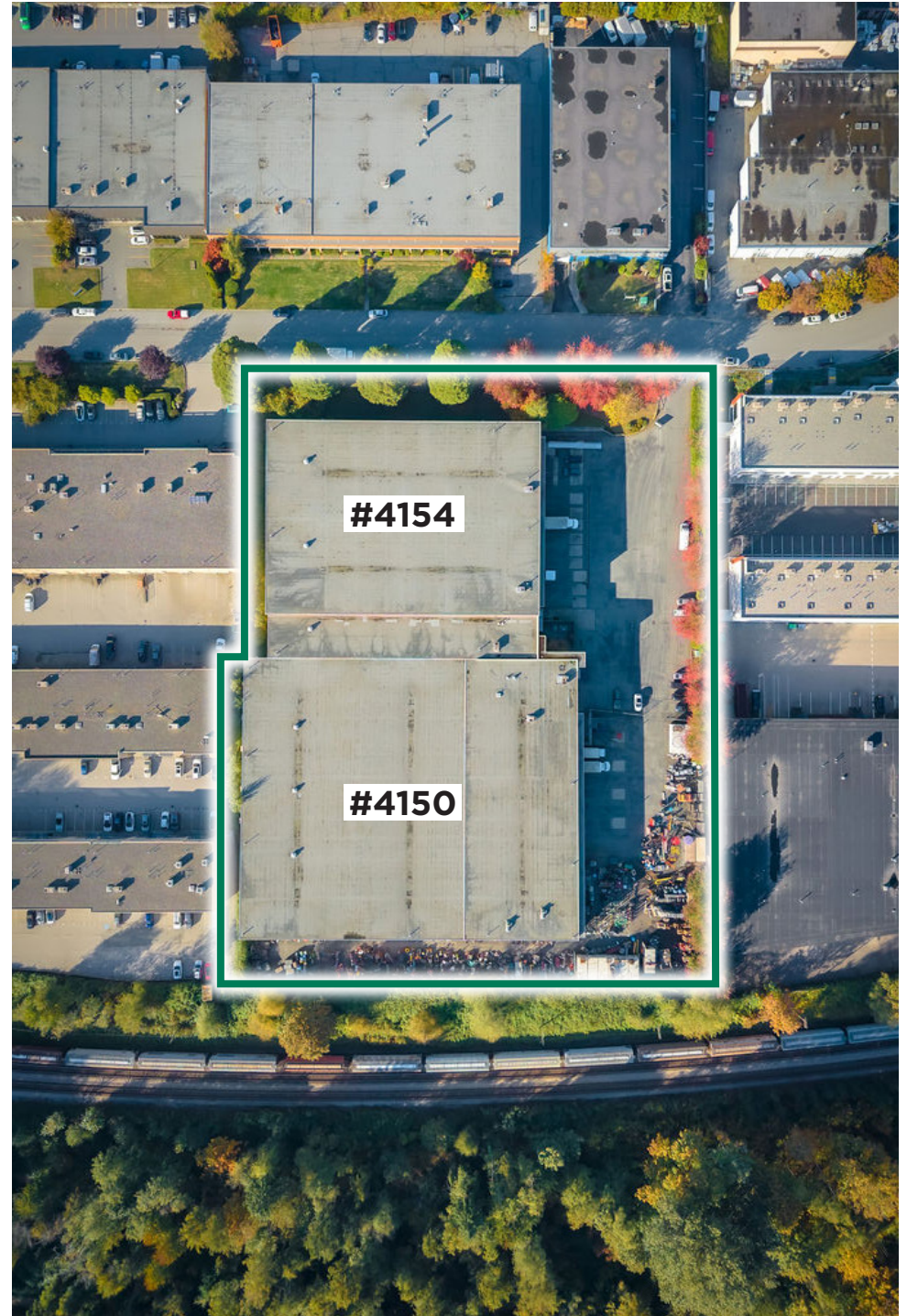
\$4.14 PSF (estimated 2026)

Power Spec

300 amp, 347/600 volt, 3-phase
(exclusive use)

Availability

60 days' notice



4150 & 4154 McCONNELL

112,419 SF

4154 McCONNELL

WAREHOUSE

40,037 SF

SECOND FLOOR OFFICE / MEZZANINE

5,610 SF

TOTAL

45,647 SF

4150 McCONNELL

WAREHOUSE

58,834 SF

OFFICE (TWO STOREY)

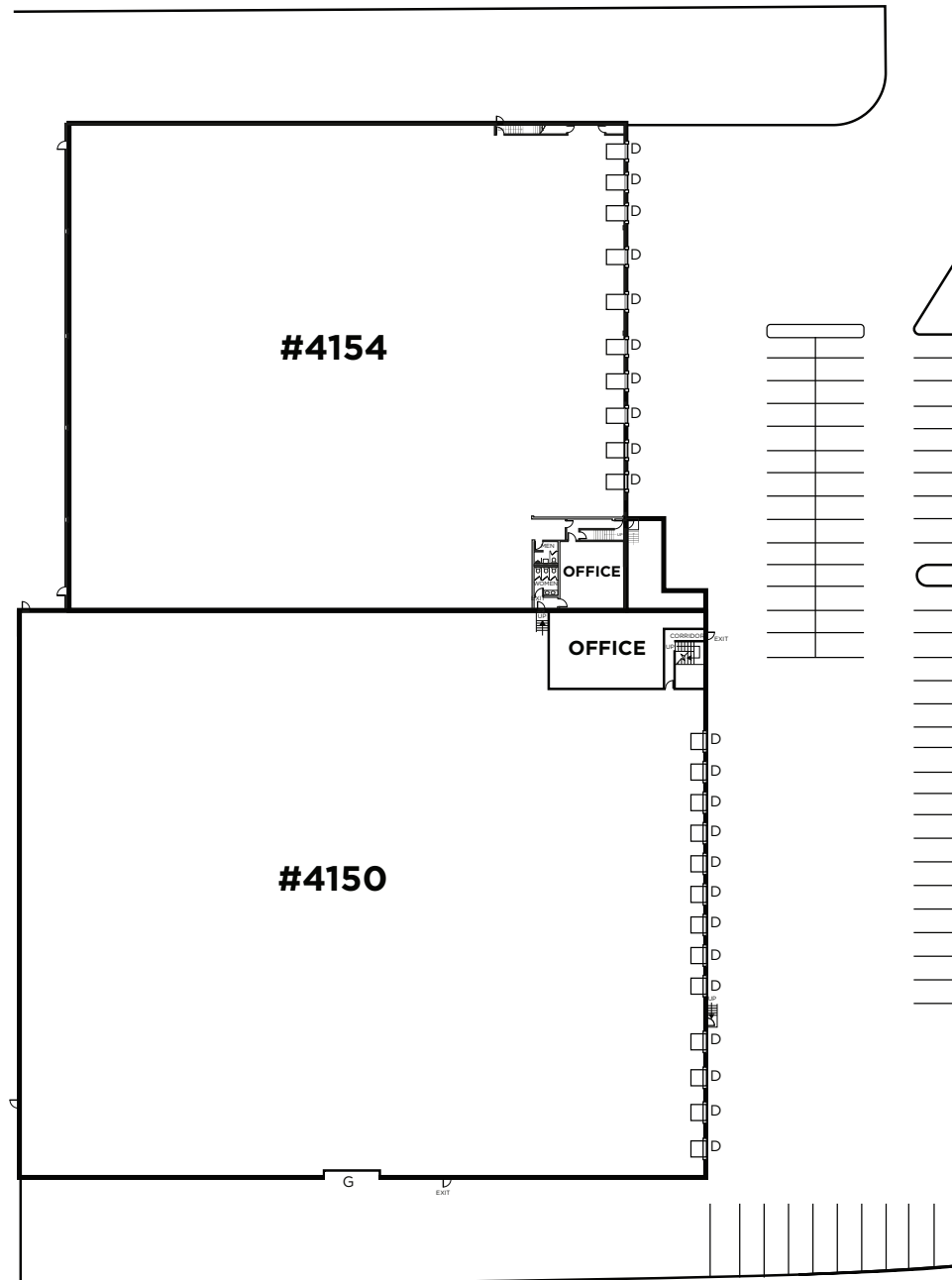
MAIN FLOOR: 3,580 SF

2ND FLOOR: 4,358 SF

TOTAL

66,772 SF

McConnell Drive



4154 McCONNELL

45,647 SF



WAREHOUSE

40,037 SF

SECOND FLOOR OFFICE

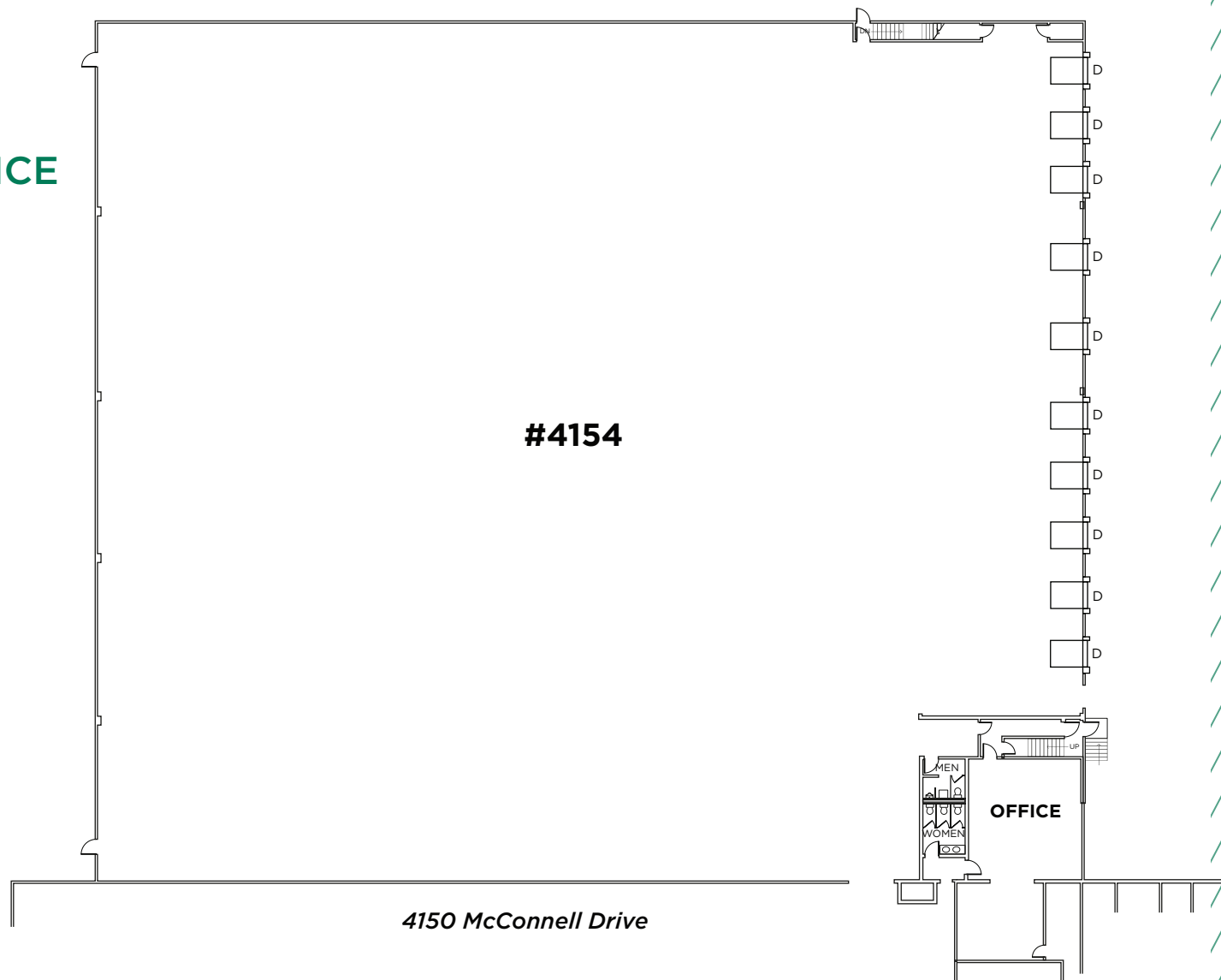
5,610 SF

LOADING

10 DOCK

CLEAR HEIGHT

30' CLEAR



4154 McCONNELL PHOTOS

OFFICE



WAREHOUSE



4150 McCONNELL

66,772 SF



WAREHOUSE

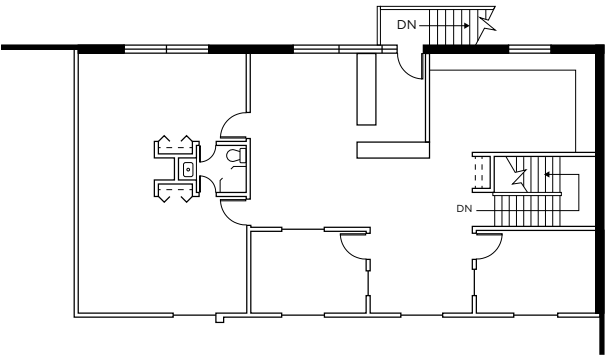
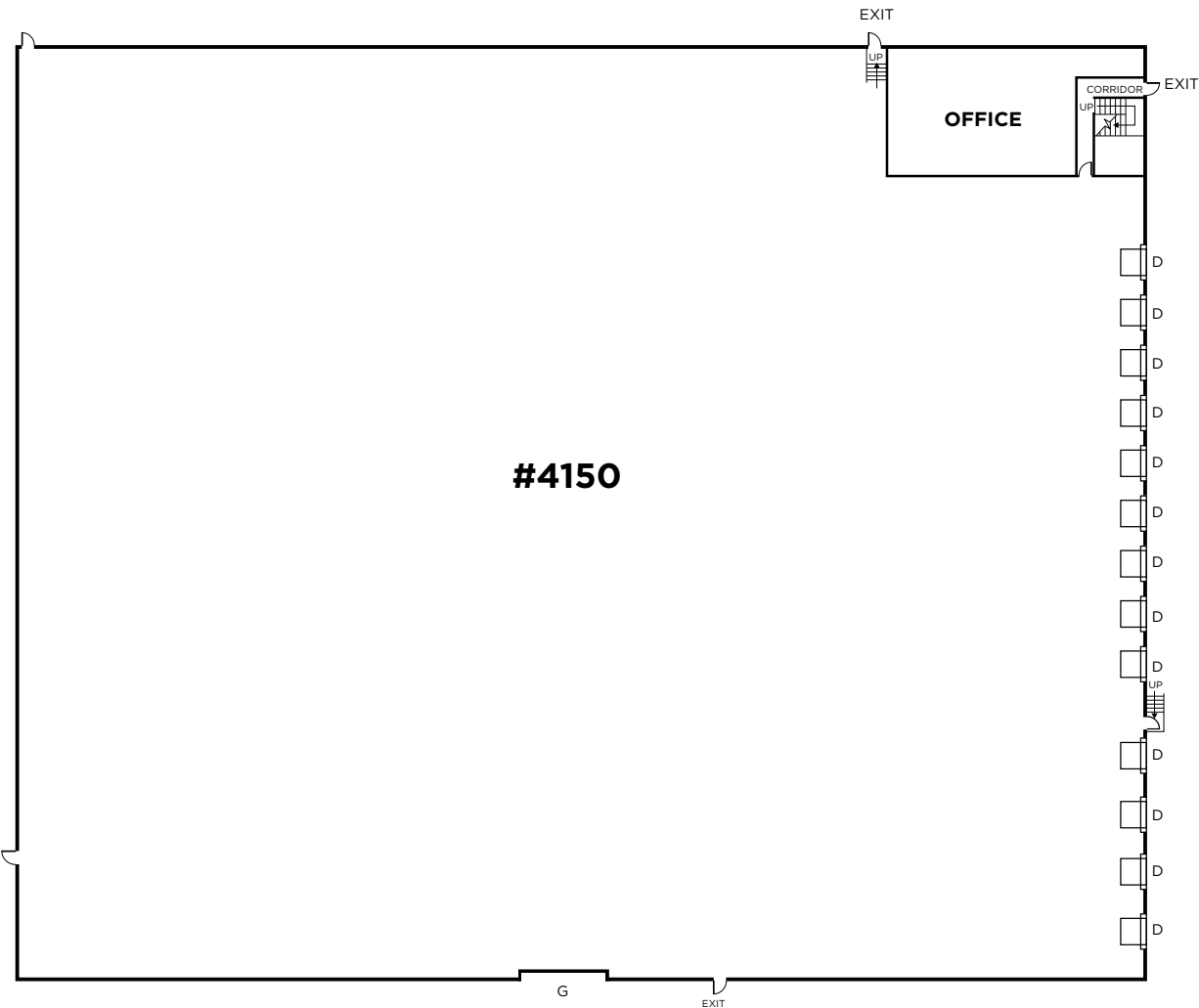
LOADING

CLEAR HEIGHT

58,834 SF

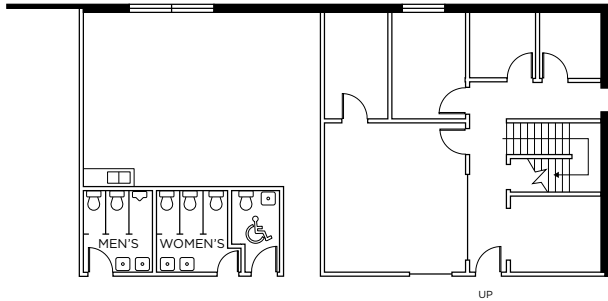
13 DOCK 1 GRADE

20' CLEAR



2ND FLOOR OFFICE

4,358 SF



MAIN FLOOR OFFICE

3,580 SF

4150 McCONNELL PHOTOS

OFFICE



WAREHOUSE





CONTACT INFORMATION

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