

## 4025 McConnell Drive

Burnaby, BC



## For more information, contact:

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### Winston Street

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.

## Property Details



Address

4025 McConnell Drive, Burnaby



Lot Size

0.803 acres or 34,979 SF (approx.)



## Total Building Area (Approx.)

Main Floor Office/ Showroom3,068 SFMain Floor Warehouse12,992 SF2nd Floor Office1,902 SF2nd Floor Warehouse4,500 SFTotal22,462 SF



Zoning

M-5 (Light Industrial)



Taxes & Operating Costs

\$5.25 per SF (estimated)



Lease Rate

From \$18.00 per SF, triple net

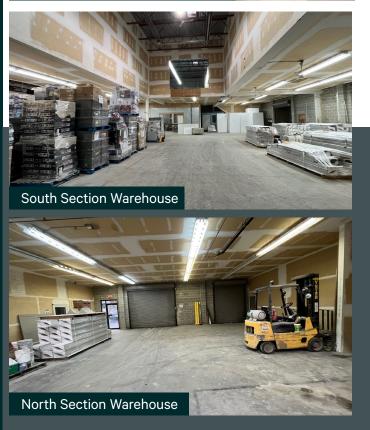


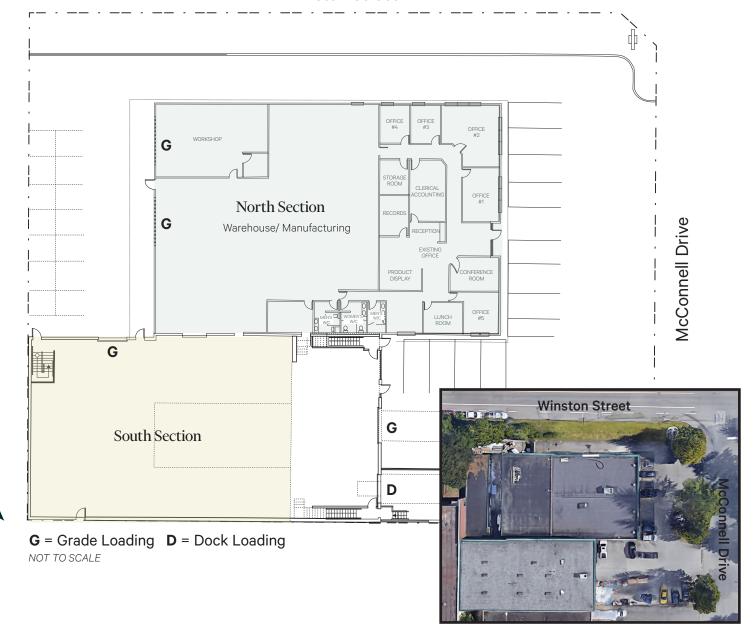
Sale Price

Contact Listing Agents









## **Property Features**

- + Corner lot in Winston Industrial Area
- + Ample parking providing 25 surface stalls
- + 1 Dock & 4 Grade level loading doors

#### **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

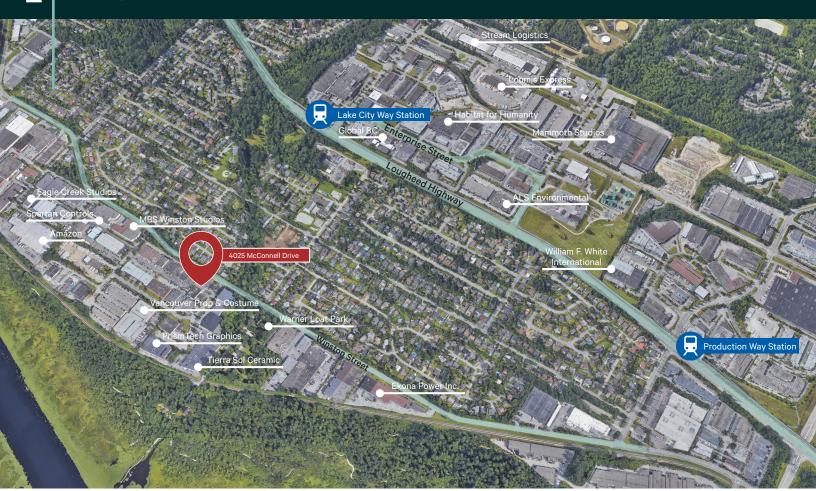
#### **SOUTH SECTION**

- + 12' 4" to 24" ceiling heights
  - 10' 5" Mezzanine ceiling heights
- Dock and grade loading
- Separate entrance to finished second floor offices

# **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



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