FOR LEASE

45,647 SF - 112,419 SF



4150 & 4154 McCONNELL DRIVE

BURNABY, BC

CUSHMAN & WAKEFIELD

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	$4.75 PSF (estimated 2026) (excluding management fee)
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

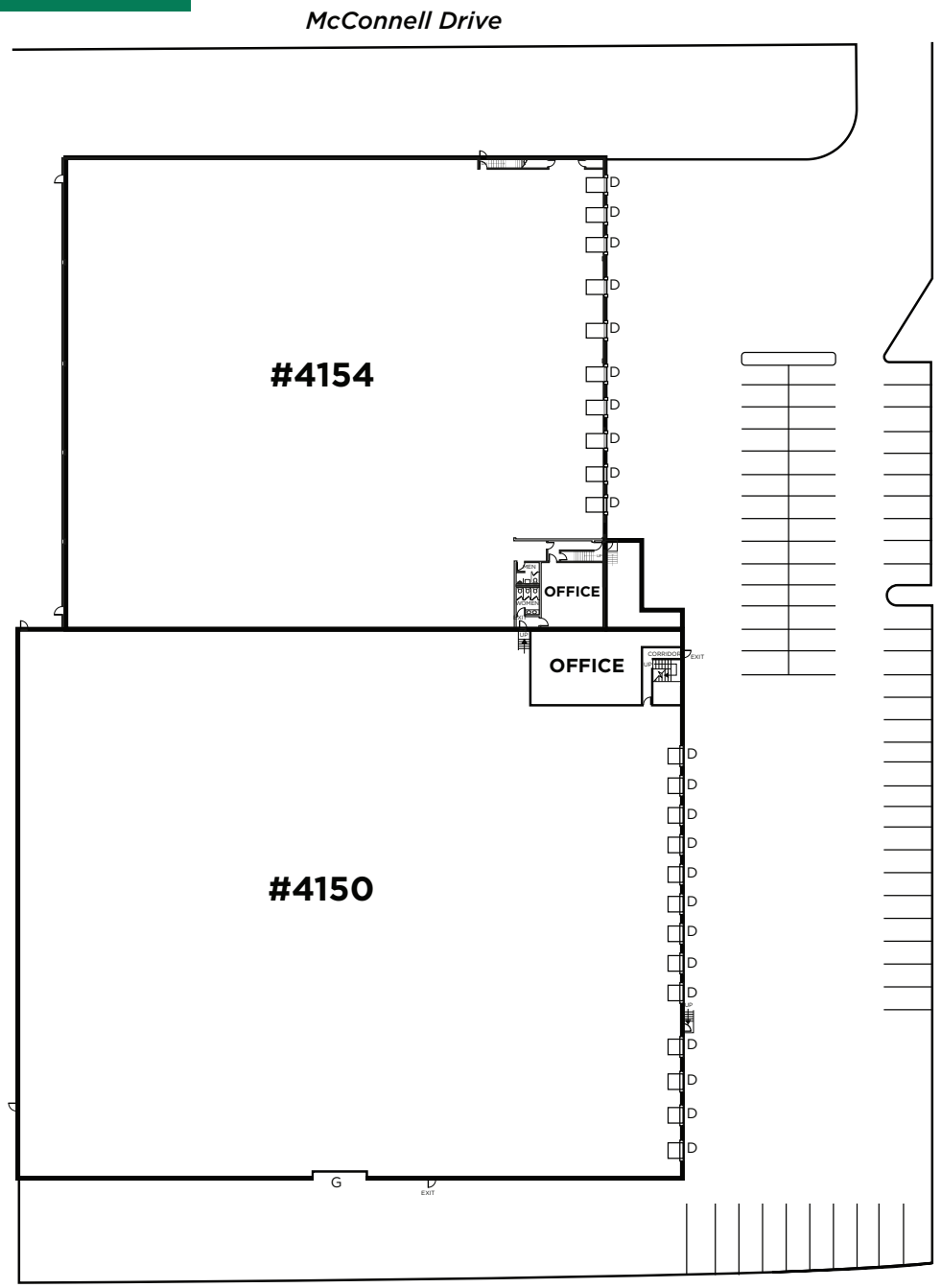
TOTAL
45,647 SF

4150 McCONNELL

WAREHOUSE
58,834 SF

OFFICE (TWO STOREY)
MAIN FLOOR: 3,580 SF
2ND FLOOR: 4,358 SF

TOTAL
66,772 SF



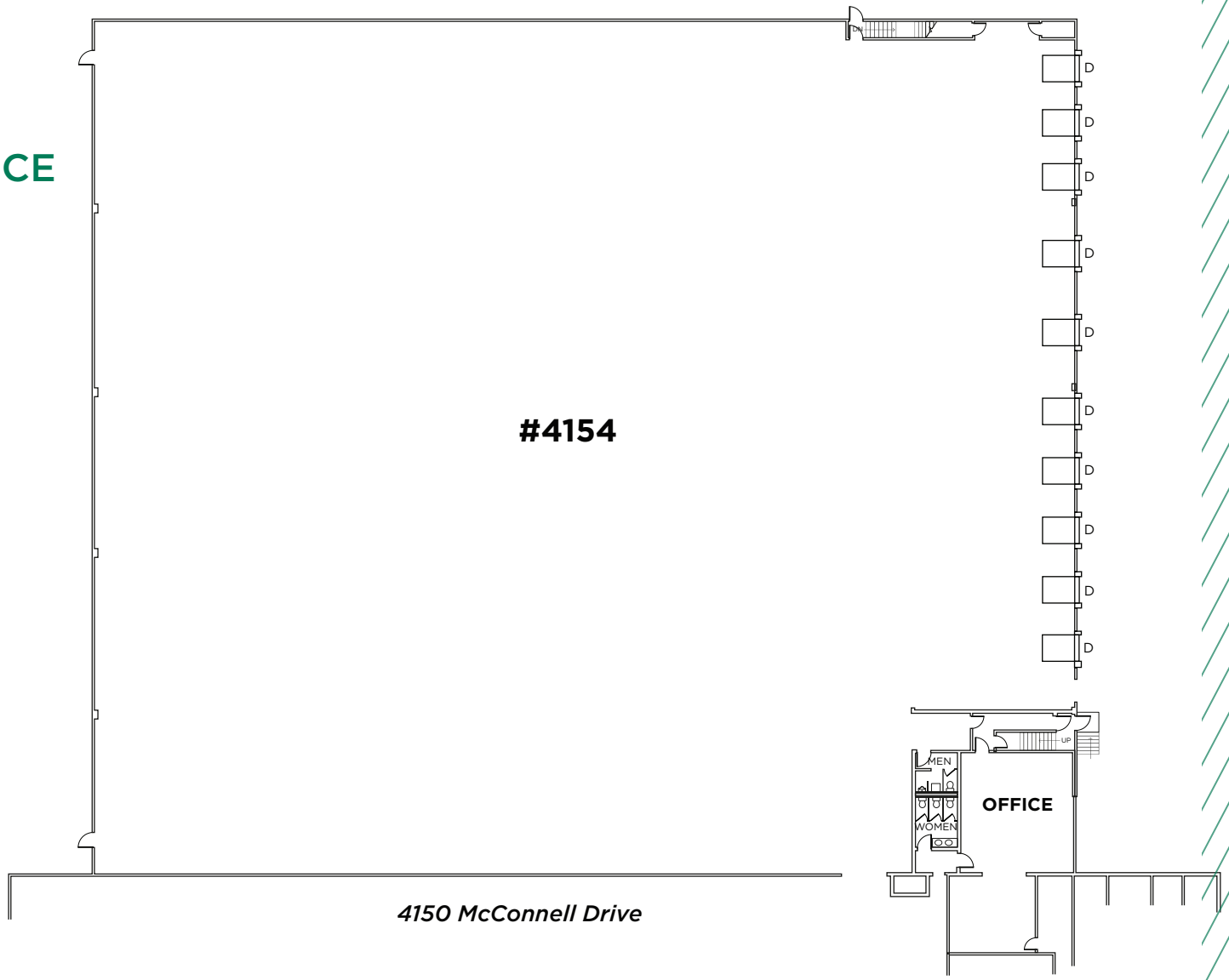
4154 McCONNELL
45,647 SF

WAREHOUSE
40,037 SF

SECOND FLOOR OFFICE
5,610 SF

LOADING
10 DOCK

CLEAR HEIGHT
30’ CLEAR



4154 McCONNELL
PHOTOS

OFFICE





WAREHOUSE



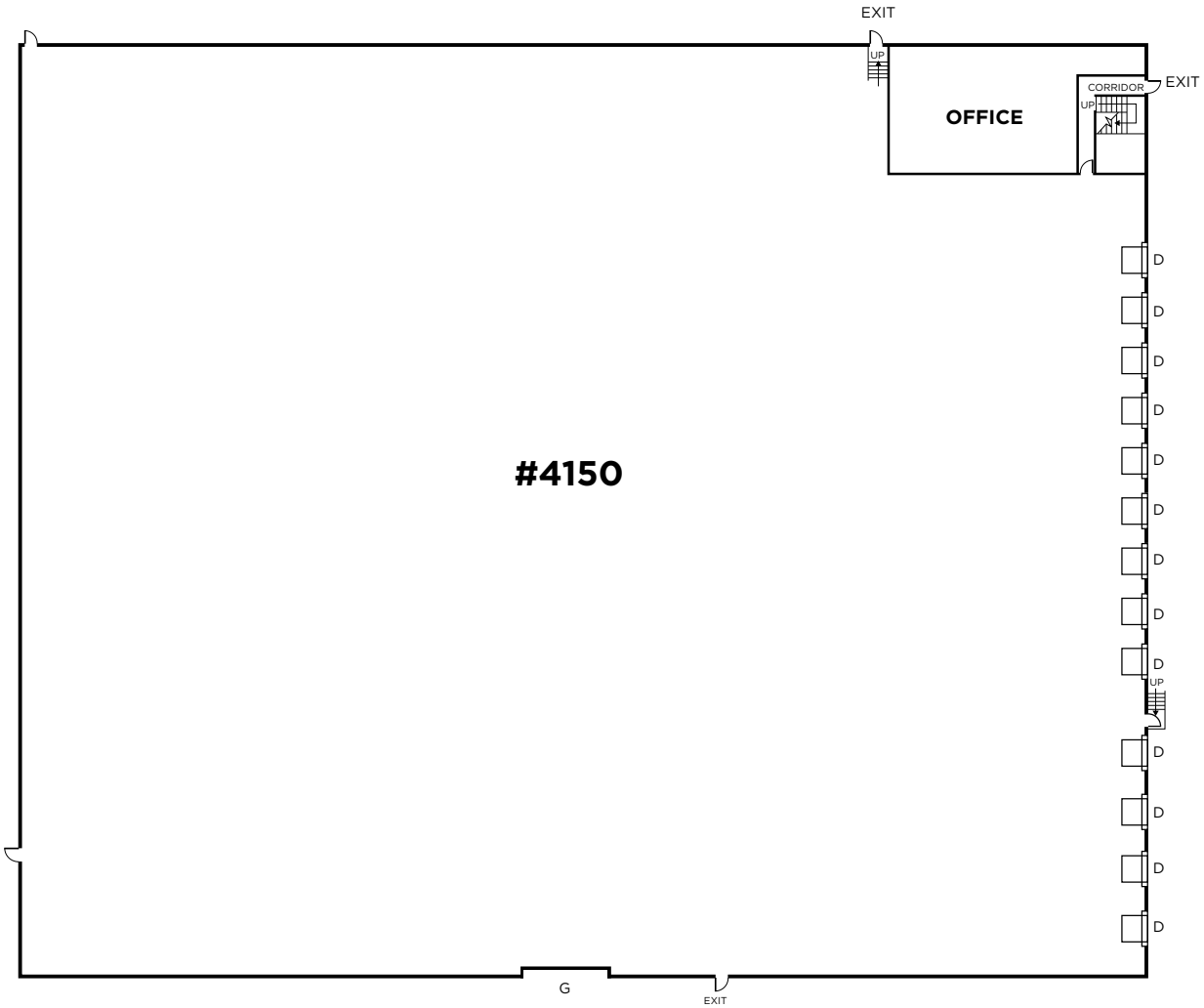


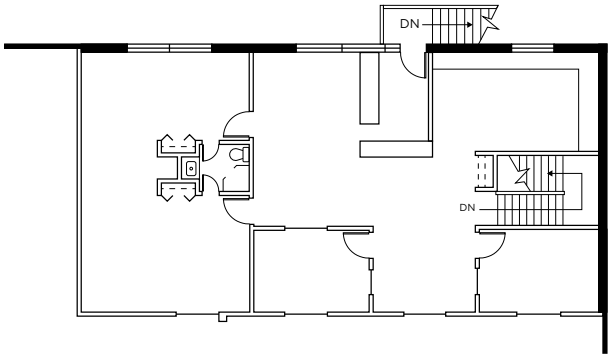
4150 McCONNELL
66,772 SF

WAREHOUSE
58,834 SF

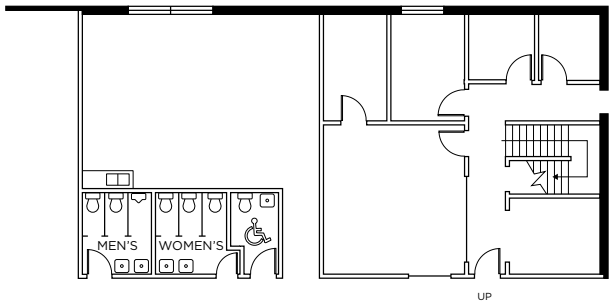
LOADING
13 DOCK 1 GRADE

CLEAR HEIGHT
20’ CLEAR





2ND FLOOR OFFICE
4,358 SF



MAIN FLOOR OFFICE
3,580 SF

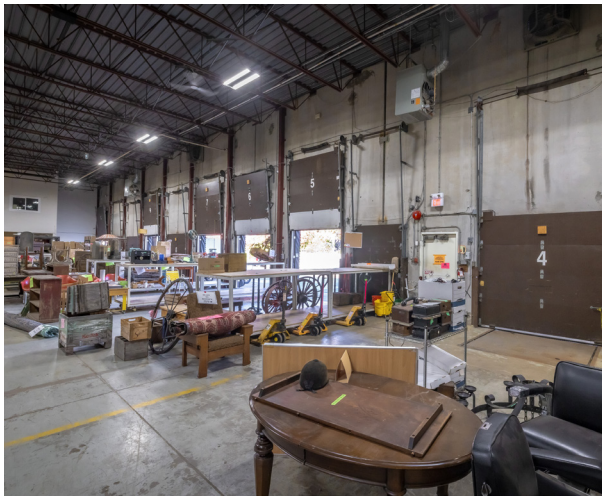
4150 McCONNELL
PHOTOS

OFFICE





WAREHOUSE







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