

# Unit 100

## 3676 Bainbridge Avenue

### Burnaby, BC

33,833 SF Industrial Space with Dock Loading  
Located in the Winston Industrial Area



Professionally Owned & Managed By

Beedie/





# Opportunity

Unit 100 at 3676 Bainbridge Avenue presents 33,833 SF of industrial space located in the heart of Burnaby within the Winston industrial area. This unit features front-loading configuration with a covered loading platform, and a combination of office, showroom, and warehouse space. The property is professionally owned and managed by Beedie, Western Canada’s largest industrial developer and property manager.

The subject property’s strategic location provides excellent connectivity throughout Metro Vancouver. Benefit from being just 2 minutes from Lougheed Highway and 8 minutes from the Trans-Canada Highway. Expo SkyTrain Line’s Sperling-Burnaby Lake Station is within a 15-minute walk to and from the property, offering convenient commuter access for employees.

**Available Area**

33,833 SF

**Available**

Immediately

**Asking Lease Rate**

Contact Listing Agents

**Additional Rent**

\$5.51 PSF (2025 est.)  
plus 5% Management Fee

**Zoning**

CD (M-5)



# Unit Features



2 dock loading doors



Fluorescent lighting



Ample truck maneuvering room



Covered loading platform



91’ open clear span warehouse area



Designated men’s, womens’ & universal washrooms



20’ clear height



Alarm security system



Combination of showroom, storage, boardroom, private office spaces, lunchroom, & first aid room



600 amps, 480 volts, electrical service



Ample parking

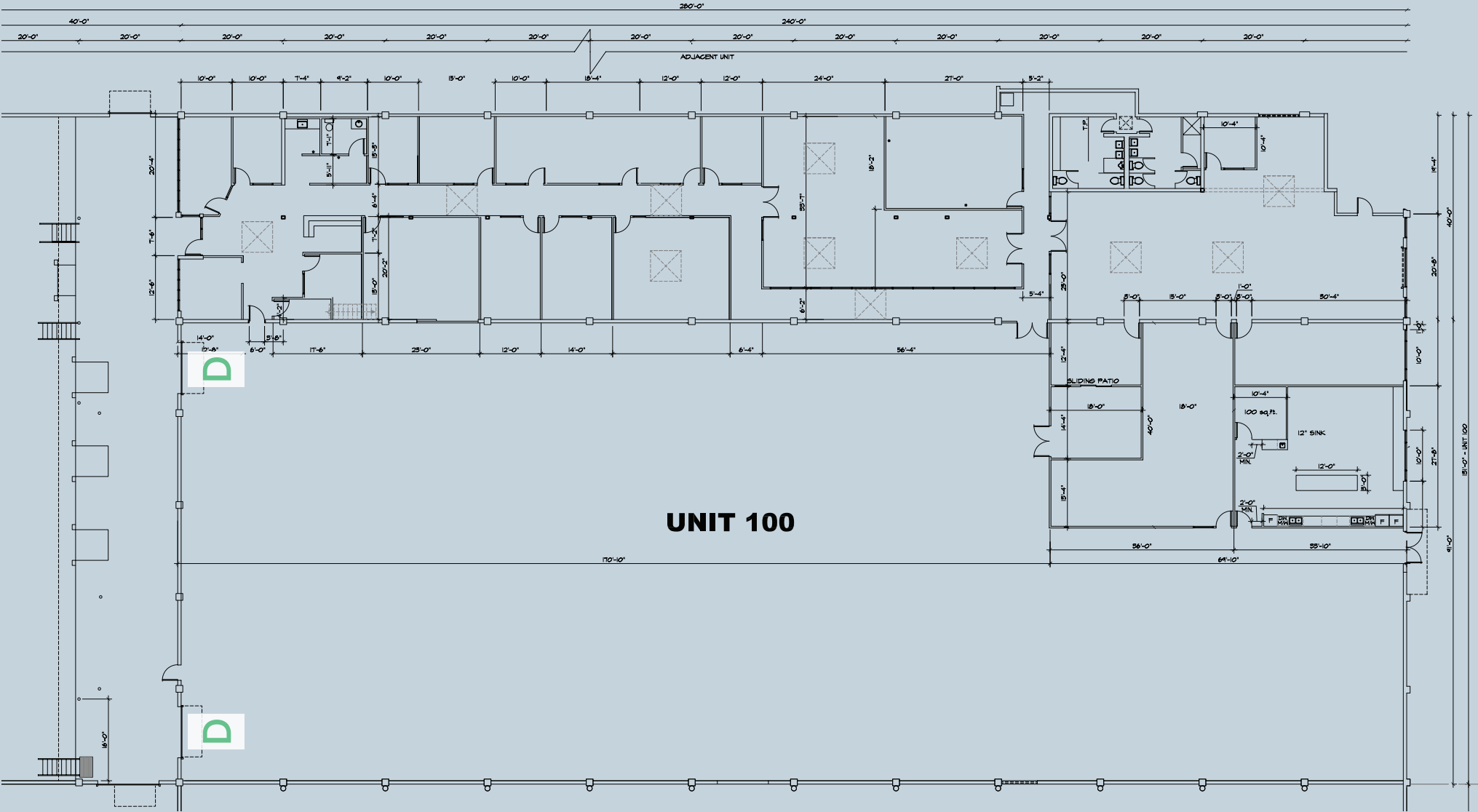




# Floor Plan

## Unit Area

Loading Dock	2,603 SF
Office	9,475 SF
Warehouse	21,755 SF
Total	33,833 SF



**D** = Dock Loading

\*Areas are approximate. Floor plan is not to scale.





Unit 100  
3676 Bainbridge Avenue  
Burnaby, BC

Industrial | For Lease



## Contact

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